

The Recommended Baltimore County Comprehensive  
Zoning Map, Log of Issues, June 28, 1988,  
A Report by the Baltimore County Planning  
Board for Public Hearings by the Baltimore  
County Council . . . . .

Baltimore County Council Minutes, October 13, 1988 . . . . .


Report by the Baltimore County Planning Board  
to the Baltimore County Board of Appeals  
Zoning Reclassification Petitions, Cycle III,  
1990, July 31, 1990 . . . . .





62

65

 **Baltimore County**  
**Zoning Commissioner**  
County Office Building  
121 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R-001-8510  
Number

Date

H20000275

PUBLIC HEARING FEES	QTY	PRICE
060 -FEEL ASSIFICATION	1 X	\$175.00
TOTAL :		\$175.00
LAST NAME OF OWNER: J F O HOLD CORP		

8 B 115\*\*\*\*\*1756004 8264F

Check Validation: Please make checks payable to: Baltimore County

THIS IS TO ADVISE YOU THAT YOU WILL BE BILLED BY THE ZONING OFFICE FOR ADVERTISING AND POSTING COSTS WITH RESPECT TO THIS CASE APPROXIMATELY A WEEK BEFORE THE HEARING. THIS FEE MUST BE PAID AND THE SIGN AND RETURNED TO THE ZONING OFFICE ON THE DAY OF THE HEARING OR THE ORDER WILL NOT BE ISSUED.

cc: Mr. Lloyd J. Hammond  
Mr. George McCubbin

STATEMENT OF REASONS TO ACCOMPANY ZONING PETITION  
OF J. F. O. HOLDING CORPORATION

The purpose of the request for change is to correct a drafting error in the location of the zoning lines. The error was occasioned by a difference between the coordinates shown on the 1985 Plat Map and the coordinates shown on the 1986 Plat Map. Area and the coordinates as shown on the 1986 Photogrammetric Map. These maps are used by Baltimore County to delineate the subject property and the zoning lines. The subject property is shown on DR3.5 to DR5.5 on the 1988 Comprehensive Zoning Map. It is requested that the zoning lines be corrected to have the zoning lines correspond to the tract boundary line.

The outline of the requested change, which followed the boundary lines of the properties, was drawn on the 1953 Photogrammetric Map by petitioner's engineer. Following approval of the change by the Planning Commission, the Planning Commission drew the zoning outline on the 1986 Photogrammetric Map. It has subsequently been determined that the coordinates as shown on the 1953 map do not correspond to the coordinates on the 1986 map. The difference in the coordinates between the two maps have resulted in a shifting of the zoning lines as originally proposed and have necessitated the Commission's action for reclassification under the 1988 Comprehensive Zoning Map.

In addition, it has been discovered that a portion of the subject property falls within a DR2 zoning line. This was also a drafting error because it does not follow the boundary line of the property as intended. In addition, the DR2 zoning is in conflict with an approved and recorded plat of "The Parker Property", E.H.K., Jr. No. 50, folio 91 which shows the DR2 portion to be DR5.5.

APR 17 1990

NOTICE OF HEARING

Petitions for Zoning Re-classification  
CASE NUMBER: R-90-405  
SE/S Cherry Hill Road West, and Franklin Blvd., 180' SW c/1 Tarragon Road Ext  
"Cherry Croft Property"  
Legal Owner(s): J.F.O. Holding Corporation

Petition to reclassify the property from an D.R.2, D.R. 3.5 and D.R. 5.5 to an D.R.5.5 & D.R. 16 zone

TIME: 10:00 a.m.  
DATE: WEDNESDAY, OCTOBER 10, 1990  
LOCATION: County Office Building, Room 111  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

WILLIAM T. HACKETT, CHAIRMAN  
County Board of Appeals

cc: J.F.O. Holding Corporation  
Lloyd J. Hammond, Esq.  
File

THIS IS TO ADVISE YOU THAT YOU WILL BE BILLED BY THE ZONING OFFICE FOR ADVERTISING AND POSTING COSTS WITH RESPECT TO THIS CASE APPROXIMATELY A WEEK BEFORE THE HEARING. THIS FEE MUST BE PAID AND THE SIGN AND RETURNED TO THE ZONING OFFICE ON THE DAY OF THE HEARING OR THE ORDER WILL NOT BE ISSUED.

**U.S.**





County Board of Appeals of Baltimore County  
COUNTY OFFICE BUILDING, ROOM 315  
111 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
(301) 887-3180

October 19, 1990

Lloyd J. Hammond, Esquire  
P.O. Box 569  
616 Main Street  
Reisterstown, MD 21136

RE: Case No. R-90-405  
J.F.O. Holding Corporation

Dear Mr. Hammond:

Enclosed please find a copy of the final Opinion and Order issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Sincerely,

*Kathleen C. Weidenhammer*  
Kathleen C. Weidenhammer  
Administrative Assistant

Enclosure

cc: J.F.O. Holding Corporation  
Mr. James Earl Kraft  
People's Counsel for Baltimore County  
P. David Fields  
Pat Keller  
J. Robert Haines  
Ann M. Nastarowicz  
James E. Dyer  
W. Carl Richards, Jr.  
Docket Clerk - Zoning  
Arnold Jablon, County Attorney

# NOTICE OF HEARING

Petitions for Zoning Re-classification  
CASE NUMBER: R-90-405  
SE/S Cherry Hill Road West, and Franklin Blvd., 180' SW c/l Tarragon Road Ext.  
"Cherry Croft Property"  
4th Election District - 3rd Councilmanic  
Legal Owner(s): J.F.O. Holding Corporation

## Property Description

Beginning for the same at point on the southeast corner of right of way line of Cherry Hill Road West, said point being southeasterly 180 feet from the intersection of said right of way line and the centerline extension of Tarragon Road, thence running for the following twenty one courses and distances, viz:

- 1) Binding on said right of way line by a curve to the right having a radius of 760.00 feet and an arc length of 327.11 feet; thence
- 2) North 58 degrees 13 minutes 08 seconds West 22.94 feet; thence
- 3) North 54 degrees 54 minutes 00 seconds East 106.48 feet; thence
- 4) North 35 degrees 06 minutes 00 seconds West 50.00 feet; thence
- 5) South 54 degrees 54 minutes 00 seconds West 130.17 feet; thence
- 6) North 58 degrees 33 minutes 28 seconds West 49.74 feet; thence
- 7) North 60 degrees 39 minutes 30 seconds East 6.30 feet; thence
- 8) By a curve to the left having a radius of 1304.00 feet and an arc length of 182.58 ft.; thence
- 9) By a curve also to the left having a radius of 210.00 feet and an arc length of 87.52 ft.; thence
- 10) By a curve to the right having a radius of 250.00 feet and an arc length of 37.38 ft.; thence
- 11) North 43 degrees 53 minutes 37 seconds East 71.41 feet; thence
- 12) By a curve to the left having a radius of 1287.50 feet and an arc length of 102.76 ft.; thence
- 13) North 39 degrees 23 minutes 31 seconds East 2.46 feet; thence
- 14) South 54 degrees 17 minutes 07 seconds East 226.36 feet; thence
- 15) North 41 degrees 04 minutes 59 seconds East 216.01 feet; thence
- 16) North 48 degrees 55 minutes 01 seconds East 264.08 feet; thence
- 17) South 24 degrees 06 minutes 04 seconds West 421.08 feet; thence
- 18) North 61 degrees 50 minutes 31 seconds West 115.25 feet; thence
- 19) South 38 degrees 04 minutes 07 seconds West 221.15 feet; thence
- 20) South 01 degrees 15 minutes 27 seconds East 378.58 feet; thence
- 21) North 57 degrees 36 minutes 54 seconds West 826.50 feet to the point of beginning.

Containing 576,871 square feet or 13.243 acres of land, more or less.

Petition to reclassify the property from an D.R.2, D.R. 3.5 and D.R. 5.5 to an D.R.5.5 & D.R. 16 zone.

TIME: 10:00 a.m.

DATE: WEDNESDAY, OCTOBER 10, 1990

LOCATION: County Office Building, Room 301  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

WILLIAM T. HACKETT, CHAIRMAN COUNTY BOARD OF APPEALS

## STATEMENT OF REASONS TO ACCOMPANY ZONING PETITION OF J. F. O. HOLDING CORPORATION

The purpose of the request for change is to correct a drafting error in the location of the zoning lines. The error was occasioned by a difference between the coordinates shown on the 1953 Photogrammetric Map of Baltimore County Metropolitan Area and the coordinates as shown on the 1986 Photogrammetric Map. These maps are used by Baltimore County to delineate the zoning lines as established under the Comprehensive Zoning Map. The subject property filed for and was granted a reclassification from DR3.5 to DR5.5 on the 1988 Comprehensive Zoning Map. It is obvious that the intent of that request was to have the zoning lines correspond to the tract boundary line.

The outline of the requested change, which followed the boundary lines of the properties, was drawn on the 1953 Photogrammetric Map by Petitioner's engineer. Following approval of Petitioner's request for reclassification, Baltimore County re-drew the zoning outline on the 1986 Photogrammetric Map. It has subsequently been determined that the coordinates as shown on the 1953 Map do not match the coordinates as shown on the 1986 Map. The difference in the coordinates between the two maps have resulted in a shifting of the zoning lines as originally proposed and approved by Petitioner's application for reclassification under the 1988 Comprehensive Zoning Map.

In addition, it has been discovered that a portion of the subject property falls within a DR2 zoning line. This was also a drafting error because it does not follow the boundary line of the property as intended. In addition, the DR2 zoning is in conflict with an approved and recorded plat of "The Parker Property", E.H.K. Jr. No. 50, folio 91 which shows the DR2 portion to be DR5.5.

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner



J. F. O. Holding Corporation  
P. O. Box 295  
Owings Mills, Maryland 21117

ATTN: JOHN F. OWINGS, JR.

Re: Petitions for Zoning Re-classification  
CASE NUMBER: R-90-405  
SE/S Cherry Hill Road West, and Franklin Blvd., 180' SW c/l Tarragon Road Ext.  
"Cherry Croft Property"  
Legal Owner(s): J.F.O. Holding Corporation  
Hearing Scheduled: WEDNESDAY, OCTOBER 10, 1990 at 10:00 a.m.

Dear Petitioner(s):

This is to advise you that \$ is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE RECLASSIFICATION SIGN AND POST RETURNED TO THE BALTIMORE COUNTY ZONING OFFICE ON THE DAY OF THE BOARD OF APPEALS' HEARING OR THE ORDER WILL NOT BE ISSUED.

Please make your check payable to "Baltimore County, Maryland" and remit it to Ms. G. Stephens, Zoning Office, Room 113, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204, before the hearing.

Very truly yours,

*J. Robert Haines*  
J. Robert Haines  
Zoning Commissioner

cc: File  
Lloyd J. Hammond, Esq.

JOHN F. OWINGS, JR.  
111 SUNNYSIDE LANE  
P. O. BOX 288  
OWINGS MILLS, MARYLAND 21117

March 20, 1990

The County Board of Appeals of  
Baltimore County  
C/O Department of Zoning  
Baltimore County  
Towson, Maryland 21204  
Attn: Mr. Carl Richards

Re: Zoning Reclassification for  
"Cherry Croft Property"  
4th Election District  
3rd Councilmanic District

Dear Mr. Richards:

Please substitute the enclosed Plats & Descriptions for those Plats & Descriptions previously submitted as a part of our request for a re-classification of the above referenced property. The difference between the two submissions include the following revisions:

- 1) Addition of the coordinate values for the property corners as suggested by Jack Dillon so as to insure a more accurate plotting on the County's Zoning Maps by their draftsman.
- 2) An increase to the total acreage encompassed within the boundary as per a final field survey by Wm. E. Doyle.
- 3) An adjustment to the metes and bounds description of the property as a result of the above final survey.

Thank you for your help in this matter.

Sincerely yours,  
*John F. Owings, Jr.*  
John F. Owings, Jr.

cc: Mr. Lloyd J. Hammond  
Mr. George McCubbin

RE: PETITION FOR RECLASSIFICATION : BEFORE THE COUNTY  
FROM D.R. 2 & D.R. 3.5 TO : BOARD OF APPEALS  
D.R. 5.5 ZONE, AND D.R. 5.5 :  
TO D.R. 16 ZONE : OF BALTIMORE COUNTY  
SE/S Cherry Hill Road West, and :  
Franklin Blvd., 180' SW of C/L : Case No. R-90-405  
Tarragon Rd. Ext., 4th Election : (Item 6, Cycle III)  
Dist.; 3rd Councilmanic Dist. :  
J.F.O. HOLDING CORPORATION, :  
Petitioner :

## ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

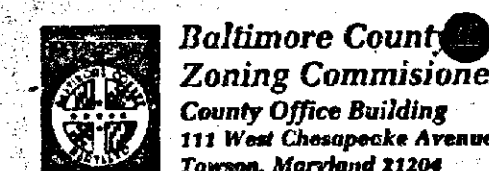
*Phyllis Cole Friedman*  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 304, County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204  
(301) 887-2188

I HEREBY CERTIFY that on this 25th day of April,

1990, a copy of the foregoing Entry of Appearance was mailed to Lloyd J. Hammond, Esquire, P.O. Box 569, 616 Main St., Reisterstown, MD 21136, Attorney for Petitioner.

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 304, County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204  
(301) 887-2188



Account: R-001.6150  
Number

receipt  
No 3607

Date

10/09/90

M9100294

PUBLIC HEARING FEES	QTY	PRICE
080 -POSTING SIGNS / ADVERTISING 1 X		\$494.81
TOTAL:		\$494.81

LAST NAME OF OWNER: J F O HLDG CORP

0440480064WICHR  
BA C029105ANLD-10-90

\$494.81

Please make checks payable to: Baltimore County

Cashier Validation:

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner



J. F. O. Holding Corporation  
P. O. Box 295  
Owings Mills, Maryland 21117

ATTN: JOHN F. OWINGS, JR.

Re: Petitions for Zoning Re-classification  
CASE NUMBER: R-90-405  
SE/S Cherry Hill Road West, and Franklin Blvd., 180' SW c/l Tarragon Road Ext.  
"Cherry Croft Property"  
Legal Owner(s): J.F.O. Holding Corporation  
Hearing Scheduled: WEDNESDAY, OCTOBER 10, 1990 at 10:00 a.m.

Dear Petitioner(s):

This is to advise you that \$494.81 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE RECLASSIFICATION SIGN AND POST RETURNED TO THE BALTIMORE COUNTY ZONING OFFICE ON THE DAY OF THE BOARD OF APPEALS' HEARING OR THE ORDER WILL NOT BE ISSUED.

Please make your check payable to "Baltimore County, Maryland" and remit it to Ms. G. Stephens, Zoning Office, Room 113, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204, before the hearing.

Very truly yours,

*J. Robert Haines*  
J. Robert Haines  
Zoning Commissioner

cc: File  
Lloyd J. Hammond, Esq.

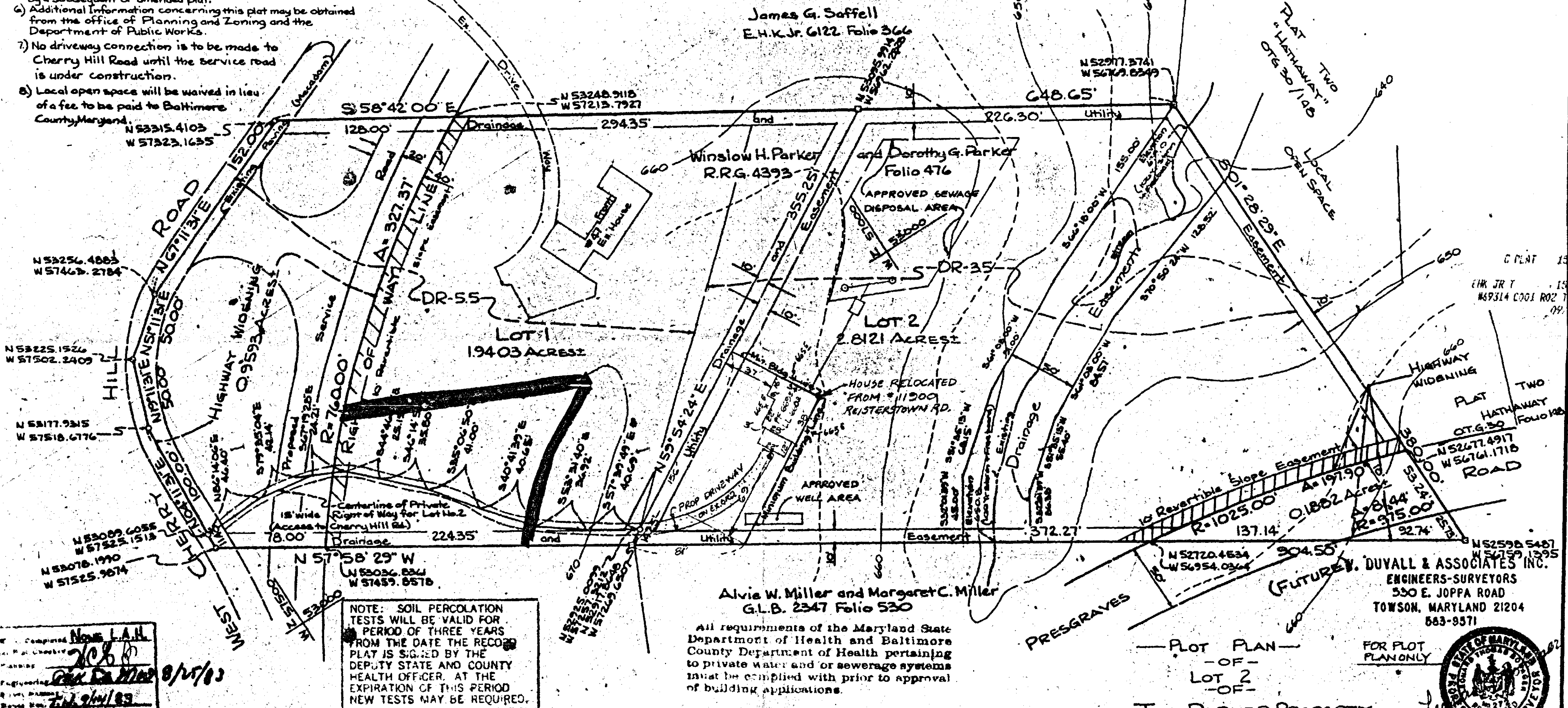
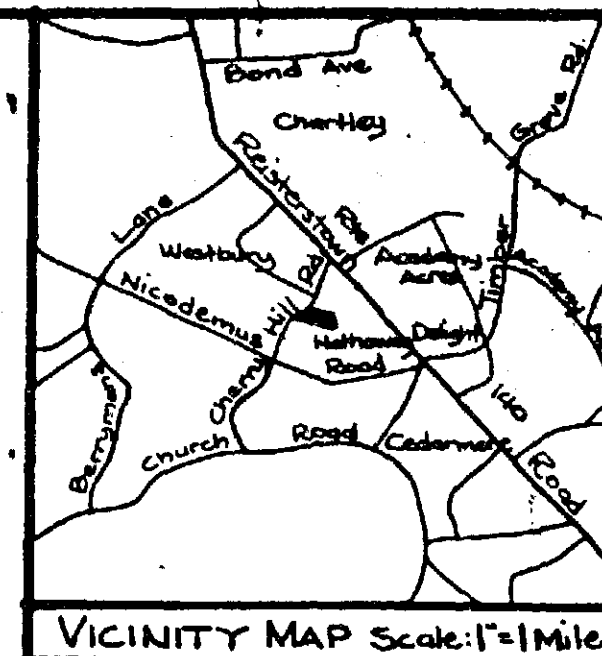






- Notes:
- 1) Highway and Highway Widening, Slope, Drainage and Utility Easements shown hereon are reserved into the Developer and are hereby offered for dedication to Baltimore County, Maryland. The Developer, his personal representatives, and assigns, shall convey said areas by deed to Baltimore County, Maryland at no cost.
  - 2) Streets and/or roads shown hereon and the mention thereof in deeds are for the purposes of description only, and the same are not intended to be dedicated to public use. The fee simple title to the beds thereof is expressly reserved in the Grantors of the deed to which this plat is attached, their heirs and assigns.
  - 3) This Plat may expire in accordance with the provisions of Section 22-68 Baltimore County Bill No. 56-82.
  - 4) Recording of this plat does not constitute or imply acceptance by the county, of any street easement, park, open space, or other public area shown on the plat.
  - 5) The information shown on this plat may be superseded by a subsequent or amended plat.
  - 6) Additional information concerning this plat may be obtained from the office of Planning and Zoning and the Department of Public Works.
  - 7) No driveway connection is to be made to Cherry Hill Road until the service road is under construction.
  - 8) Local open space will be waived in lieu of a fee to be paid to Baltimore County, Maryland.

Tabulations:  
 Gross Area = 5.8999 Acres  
 Lot 1 = 1.9403 Acres  
 Lot 2 = 2.8121 Acres  
 Present Zoning - DR 3.5 and DR 5.5  
 Watershed - Gwynne Falls - (Red Run)  
 Title Reference - Winslow H. Parker and Dorothy G. Parker R.R.G. 4393 Folio 476  
 Number of Lots Permitted - DR 3.5 = 11 (3.5 x 3.3 Acres); DR 5.5 = 14 (5.5 x 2.6 Acres)  
 Number of Lots Proposed - 2  
 Density = 0.34



Approved For Baltimore County Department of Public Works  
 Director *[Signature]* 9/12/83 Date

Approved For Baltimore County Health Department  
 Director *[Signature]* 9/6/83 Date

Approved For Baltimore County Planning and Zoning  
 Director *[Signature]* 9/15/83 Date

Owners Certificate  
 The Requirements of Sections 59 to 62 Article 17 of The Annotated Code of Maryland, 1957 Edition (Title Clerks of The Court, Sub-Title Clerks of The Circuit Court) as Far as They Relate to The Making of This Plat and The Setting of Markers Has Been Complied With.

Winslow H. Parker Date  
 Dorothy G. Parker Date

Surveyors Certificate  
 I, Albert Leroy Snyder a Registered Property Line Surveyor of The State of Maryland do Hereby Certify That The Land Shown Hereon Has Been Laid Out and That The Plat Thereof Prepared in Accordance With The Provisions of The Law Relating to House Bill No. 459 Chapter 1016 of The Acts of 1945 and Subsequent to The Acts Amendatory Thereto.

*Albert Leroy Snyder* 8/1/83 Date  
 Reg. Property Line Surveyor No. 26

THE PARKER PROPERTY  
 Fourth Election District Baltimore County, Maryland  
 E.H.K. JR. 50 FOLIO 92 DATE OF LOT 2, PLOT PLAN: OCTOBER 4, 1985  
 DISTURBED AREA = 5500 SF

FOR PLOT PLAN ONLY

AL SNYDER  
 SURVEYOR  
 1911 Hanover Pike  
 Hampden, Maryland 21074  
 Phone (301) 239-7744

Date: August 1, 1983 Job No. 83010  
 Scale: 1" = 50' Dwg. No. 2



### HEIGHT TO HEIGHT REQUIREMENTS

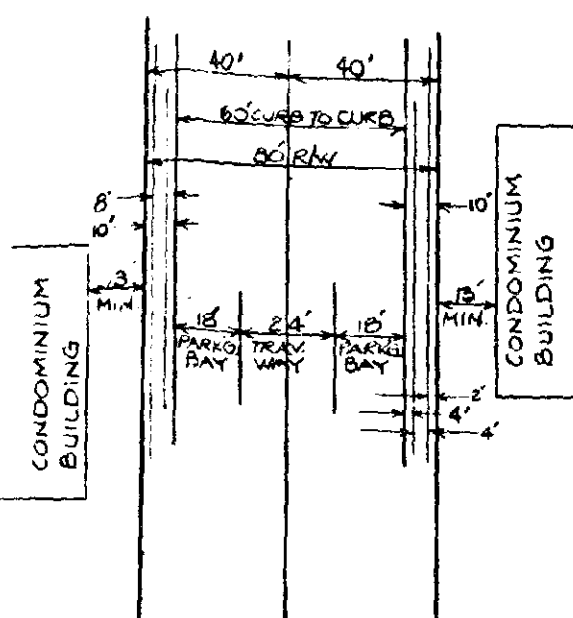
NOT IN TRANSITION

1' = 1' HT.

GROUND

NO WINDOWS IN ENDS OF UNITS

BUILDING TO TRACT BOUNDARY IN R.T.A.		
FRONT OR SIDE		75'
REAR		150'
WINDOW	TO WINDOW	40'
WINDOW	TO TRACT BOUNDARY	35'
BUILDING	TO TRACT BOUNDARY	30'
BUILDING	TO & R/W	50'
BUILDING	TO R/W	0'
WINDOW	TO STREET' R/W (30' R/W)	13'
WINDOW	TO LOT LINE (50' R/W)	13'



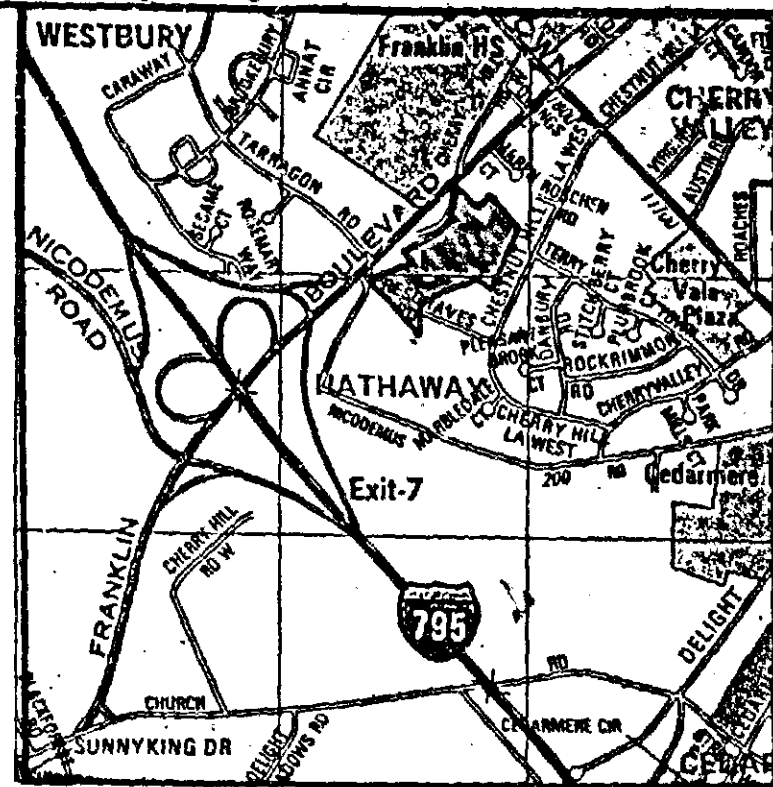
PROPOSED TYPICAL SECTION  
80' R/W  
NO SCALE

BLOCK	LOT NO.	HOUSE NO.	OWNER	PROP ACCT NO.	DEED REF.
B	1	26	HERMAN SWARTZ	04-19-057730	4876-477
B	2	28	CHARLES MANKOCK, JR.	04-11-055930	4818-705
B	3	28	LEE H. MORRIS	03-16-000220	5617-421
B	4	100	ROBERT S. MERRITT	04-13-041240	4753-361
B	5	102	JOSEPH M. SCHROETER	04-19-073740	5745-752
B	6	104	KENNETH D. NINES	04-20-020220	5671-97
B	7	106	REBECCA AMOYAL	04-11-089340	6075-527
B	8	108	FRANK FLAGG	04-19-030140	4773-433
B	9	112	ARMIN E. MKULK	04-13-091000	4772-116
B	10	114	WERNER SEIBEL	04-03-040440	5362-306
B	11	116	TOM T. JAMES	04-08-027440	5217-509
B	12	118	EDDIE L. MATHESSON	04-16-021900	4771-72
B	13	11801	RAYMOND J. MOORE	04-13-076750	4772-589
B	14	11803	FREDERICK R. KAMIL	04-13-076730	6048-194
C	1	124	MICHAEL P. SHANNON	04-19-034130	4772-601

MITIGATIVE MEASURES FOR  
DEVELOPMENT IN STEEP SLOPE

Measured to prevent soil erosion or sloughing both during and following

1. Maryland Department of Natural Resources and Baltimore County Soil Conservation District standards shall be adhered to in compliance with detailed grading and sediment control plans to be approved by the Baltimore County Soil Conservation District.
2. Sediment shall be contained at the edge of the disturbed area abutting the steep slopes and/or aridible soils by a double row, double staked silt fence.
3. Pending construction of dwellings, all disturbed areas adjacent to the steep slopes and/or aridible soils shall be seeded and mulched to produce a quick growing ground cover during the growing season, and graded and tamped (if not during the growing season, in accordance with Baltimore County Soil Conservation District specifications).
4. A walking and observation adjacent to the steep slopes and/or aridible soils shall be done so as to inspect and not concentrate runoff flows. Splash blocks shall be provided at all gutter downspouts so as to begin abutting close to the houses and to avoid concentrated flow at and onto the steep slopes and/or aridible soils.
5. All steep slopes and/or aridible soils not disturbed will be maintained in present forested, vegetative cover.
6. Toning lines and status were taken from Baltimore County Toning Maps.
- General Information:
- A. There are no critical areas, archeological sites, endangered species habitats, hazardous waste materials or historical buildings found within the site boundaries.
- B. Refuse to be collected by Baltimore County, at curb side.
- C. Estimated average daily trips (A.D.T.): 4'1" 4.5 x 77' 0" = 500.5; 10.4 x 2.5' 0" = 26.0; Total = 526.5
- D. All utilities are for sale or rent.
- E. Stormwater management will be provided.
- F. Individual units will comply with all applicable Baltimore County Requirements for Lot 10.
- G. All roads shown herein are to be public.
- H. Existing vegetation possible. Landscaping requirement of one (1) tree per lot.
- A. Sidewalk will be required adjacent to all public roads.
- B. A.D.T. count shown 500.5
- C. All easements and rights to be paved with bituminous concrete.
- D. All parking spaces will be a minimum of 8.5' wide by 18' deep.
- No fences to be placed in driveway, utility, and mailbox easements.
- F. R.T.H. buffer areas that are also indicated as Local Open Space must be maintained in accordance with Section 100.0 (A.D.T. 4.5 x 77' 0" = 500.5)
- G. 100 year flood plain and contiguous easements to Roaches Run shall be indicated in Baltimore County's "Stream Valley Park"
- H. Any areas of disturbance within the limits of the Stream Valley Park or Local Open Space must be revegetated with a maintenance-free ground cover as approved by the Department of Recreation and Parks.
- I. Temporary boundary markers and tree protection devices shall be installed prior to any clearing or grading.
- J. Disturbance of the Stream Valley Park or Local Open Space beyond the limits shown on this plan will not be allowed without prior approval from the Department of Recreation and Parks.
- K. No clearing, grading, or disturbance of vegetation shall occur within the stream buffer except as permitted by Baltimore County Department of Environmental Protection and Resource Management.
- L. Any disturbed portions of the forest buffer easement shall be restored to the specifications of Baltimore County Department of Environmental Protection and Resource Management.
- M. All existing dwellings and small lots of record (less than 2 acres that create a R.T.H. on-site, are shown with the required 300 feet and 250 foot arcs.
- N. Variances required for Building No. 11:
- 1) Building to Track Boundary
- 2) Window to Track Boundary
- 3) Intersection location between R.T.H. criterion
- 4) Minimum 100' to west West Cherry Hill Road.
- 5) Minimum 200' to curb line Franklin Boulevard.
- 6) The existing house shall be connected to public utilities when available.
- 7) Existing walls onsite are to be abandoned and a full abandonment report filed in accordance with the Department of Environmental Protection and Resource Management requirements.
- 8) Existing septic tank onsite are to be removed and installed with septic tank.
- 9) Existing materials and fill located in the stream buffer area at eastern corner of site must be removed, and the area restored prior to grading permit approval.
- 10) Areas between the sight lines and the curb line must be cleared, graded and left free of any obstructions.
- 11) EXISTING DWELLING TO REMAIN IS TO BE RELETED OR SOLD AS A CONDOMINIUM WITH NO PRIVATE YARD SPACE.
- 12) EXISTING DWELLING TO REMAIN IS TO BE RELETED OR SOLD AS A CONDOMINIUM UNIT WITH NO PRIVATE YARD SPACE OR AS A SINGLE FAMILY DWELLING WITH YARD SPACE. THE LATTER IS TRUE. SECTION 4 BOUNDARY LINE, SHOWN, W/ OF 6' 0" TO 10' 0" TO 12' 0" TO 14' 0" TO 16' 0" TO 18' 0" TO 20' 0" TO 22' 0" TO 24' 0" TO 26' 0" TO 28' 0" TO 30' 0" TO 32' 0" TO 34' 0" TO 36' 0" TO 38' 0" TO 40' 0" TO 42' 0" TO 44' 0" TO 46' 0" TO 48' 0" TO 50' 0" TO 52' 0" TO 54' 0" TO 56' 0" TO 58' 0" TO 60' 0" TO 62' 0" TO 64' 0" TO 66' 0" TO 68' 0" TO 70' 0" TO 72' 0" TO 74' 0" TO 76' 0" TO 78' 0" TO 80' 0" TO 82' 0" TO 84' 0" TO 86' 0" TO 88' 0" TO 90' 0" TO 92' 0" TO 94' 0" TO 96' 0" TO 98' 0" TO 100' 0" TO 102' 0" TO 104' 0" TO 106' 0" TO 108' 0" TO 110' 0" TO 112' 0" TO 114' 0" TO 116' 0" TO 118' 0" TO 120' 0" TO 122' 0" TO 124' 0" TO 126' 0" TO 128' 0" TO 130' 0" TO 132' 0" TO 134' 0" TO 136' 0" TO 138' 0" TO 140' 0" TO 142' 0" TO 144' 0" TO 146' 0" TO 148' 0" TO 150' 0" TO 152' 0" TO 154' 0" TO 156' 0" TO 158' 0" TO 160' 0" TO 162' 0" TO 164' 0" TO 166' 0" TO 168' 0" TO 170' 0" TO 172' 0" TO 174' 0" TO 176' 0" TO 178' 0" TO 180' 0" TO 182' 0" TO 184' 0" TO 186' 0" TO 188' 0" TO 190' 0" TO 192' 0" TO 194' 0" TO 196' 0" TO 198' 0" TO 200' 0" TO 202' 0" TO 204' 0" TO 206' 0" TO 208' 0" TO 210' 0" TO 212' 0" TO 214' 0" TO 216' 0" TO 218' 0" TO 220' 0" TO 222' 0" TO 224' 0" TO 226' 0" TO 228' 0" TO 230' 0" TO 232' 0" TO 234' 0" TO 236' 0" TO 238' 0" TO 240' 0" TO 242' 0" TO 244' 0" TO 246' 0" TO 248' 0" TO 250' 0" TO 252' 0" TO 254' 0" TO 256' 0" TO 258' 0" TO 260' 0" TO 262' 0" TO 264' 0" TO 266' 0" TO 268' 0" TO 270' 0" TO 272' 0" TO 274' 0" TO 276' 0" TO 278' 0" TO 280' 0" TO 282' 0" TO 284' 0" TO 286' 0" TO 288' 0" TO 290' 0" TO 292' 0" TO 294' 0" TO 296' 0" TO 298' 0" TO 300' 0" TO 302' 0" TO 304' 0" TO 306' 0" TO 308' 0" TO 310' 0" TO 312' 0" TO 314' 0" TO 316' 0" TO 318' 0" TO 320' 0" TO 322' 0" TO 324' 0" TO 326' 0" TO 328' 0" TO 330' 0" TO 332' 0" TO 334' 0" TO 336' 0" TO 338' 0" TO 340' 0" TO 342' 0" TO 344' 0" TO 346' 0" TO 348' 0" TO 350' 0" TO 352' 0" TO 354' 0" TO 356' 0" TO 358' 0" TO 360' 0" TO 362' 0" TO 364' 0" TO 366' 0" TO 368' 0" TO 370' 0" TO 372' 0" TO 374' 0" TO 376' 0" TO 378' 0" TO 380' 0" TO 382' 0" TO 384' 0" TO 386' 0" TO 388' 0" TO 390' 0" TO 392' 0" TO 394' 0" TO 396' 0" TO 398' 0" TO 400' 0" TO 402' 0" TO 404' 0" TO 406' 0" TO 408' 0" TO 410' 0" TO 412' 0" TO 414' 0" TO 416' 0" TO 418' 0" TO 420' 0" TO 422' 0" TO 424' 0" TO 426' 0" TO 428' 0" TO 430' 0" TO 432' 0" TO 434' 0" TO 436' 0" TO 438' 0" TO 440' 0" TO 442' 0" TO 444' 0" TO 446' 0" TO 448' 0" TO 450' 0" TO 452' 0" TO 454' 0" TO 456' 0" TO 458' 0" TO 460' 0" TO 462' 0" TO 464' 0" TO 466' 0" TO 468' 0" TO 470' 0" TO 472' 0" TO 474' 0" TO 476' 0" TO 478' 0" TO 480' 0" TO 482' 0" TO 484' 0" TO 486' 0" TO 488' 0" TO 490' 0" TO 492' 0" TO 494' 0" TO 496' 0" TO 498' 0" TO 500' 0" TO 502' 0" TO 504' 0" TO 506' 0" TO 508' 0" TO 510' 0" TO 512' 0" TO 514' 0" TO 516' 0" TO 518' 0" TO 520' 0" TO 522' 0" TO 524' 0" TO 526' 0" TO 528' 0" TO 530' 0" TO 532' 0" TO 534' 0" TO 536' 0" TO 538' 0" TO 540' 0" TO 542' 0" TO 544' 0" TO 546' 0" TO 548' 0" TO 550' 0" TO 552' 0" TO 554' 0" TO 556' 0" TO 558' 0" TO 560' 0" TO 562' 0" TO 564' 0" TO 566' 0" TO 568' 0" TO 570' 0" TO 572' 0" TO 574' 0" TO 576' 0" TO 578' 0" TO 580' 0" TO 582' 0" TO 584' 0" TO 586' 0" TO 588' 0" TO 590' 0" TO 592' 0" TO 594' 0" TO 596' 0" TO 598' 0" TO 600' 0" TO 602' 0" TO 604' 0" TO 606' 0" TO 608' 0" TO 610' 0" TO 612' 0" TO 614' 0" TO 616' 0" TO 618' 0" TO 620' 0" TO 622' 0" TO 624' 0" TO 626' 0" TO 628' 0" TO 630' 0" TO 632' 0" TO 634' 0" TO 636' 0" TO 638' 0" TO 640' 0" TO 642' 0" TO 644' 0" TO 646' 0" TO 648' 0" TO 650' 0" TO 652' 0" TO 654' 0" TO 656' 0" TO 658'



VICINITY MAP  
SCALE: 1" = 1000'  
GENERAL NOTES

1. Applicant:  
John F. Davies Enterprises  
c/o John F. Davies  
P.O. Box 295  
Dorsey, Md. 21041 Maryland 21017  
(204) 822-1187

2. Site Location:  
Election District No. 4, Councilmanic District No. 3  
Baltimore Md. 27, Subdivision No. 47  
Census tract 404-01

3. Property Information:  
Ownership - J.F.D. Holding Corporation  
P.O. Box 295  
Dorsey, Md. 21041 Maryland 21017  
(204) 822-1187

4. Deed Reference - S.M. 5614/225, S.M. 5614/218  
DEED, J.F. DAVIES

5. Tax Record No. - 041800100, 180001004

6. References for Existing Features Shown on Plans:  
a. Topography taken from 200 scale Baltimore County Photogrammetric Map.  
b. Soil types, locations, and data taken from U.S. Department of Agriculture Soil Survey Book of Baltimore County, Maryland.  
c. Boundary information and easements purchased from the Land Records Office of Baltimore County, as was the ownership information for present adjoiners to the site.  
d. Zoning lines and status were taken from Baltimore County Zoning Maps.

7. General Information:  
a. There are no critical areas, archaeological sites, endangered species habitat, hazardous materials or historical buildings found within the site boundaries.  
b. Features to be collected by Baltimore County, at curb side.  
c. Section average daily trips: A.D.T. 911 A.S. & T. 200 S. 200 S. 10 x 4 2 singles = 200 S. Total = 521 S.

8. All units are for sale or rent.  
9. All existing materials will be removed.  
10. Individual units will comply with all applicable Baltimore County requirements for setbacks.  
11. All roads shown are intended to be public.  
12. Existing vegetation will be saved where possible. Landscaping requirement of one (1) tree per lot.

9. Setbacks will be required adjacent to all public roads.  
10. A.D.T. 911, A.S. & T. 200 S. 200 S.  
11. All roadways and drives to be paved with bituminous concrete.  
12. All parking spaces will be 8' wide by 18' deep by 18' deep.  
13. No fences to be placed in drainage, utility, and driveway easements.  
14. A.T.B. buffer areas shall comply with Section 18-0, of the Landscaping Ordinance. 18-0.1, 18-0.2, 18-0.3, 18-0.4, 18-0.5, 18-0.6, 18-0.7, 18-0.8, 18-0.9, 18-0.10, 18-0.11, 18-0.12, 18-0.13, 18-0.14, 18-0.15, 18-0.16, 18-0.17, 18-0.18, 18-0.19, 18-0.20, 18-0.21, 18-0.22, 18-0.23, 18-0.24, 18-0.25, 18-0.26, 18-0.27, 18-0.28, 18-0.29, 18-0.30, 18-0.31, 18-0.32, 18-0.33, 18-0.34, 18-0.35, 18-0.36, 18-0.37, 18-0.38, 18-0.39, 18-0.40, 18-0.41, 18-0.42, 18-0.43, 18-0.44, 18-0.45, 18-0.46, 18-0.47, 18-0.48, 18-0.49, 18-0.50, 18-0.51, 18-0.52, 18-0.53, 18-0.54, 18-0.55, 18-0.56, 18-0.57, 18-0.58, 18-0.59, 18-0.60, 18-0.61, 18-0.62, 18-0.63, 18-0.64, 18-0.65, 18-0.66, 18-0.67, 18-0.68, 18-0.69, 18-0.70, 18-0.71, 18-0.72, 18-0.73, 18-0.74, 18-0.75, 18-0.76, 18-0.77, 18-0.78, 18-0.79, 18-0.80, 18-0.81, 18-0.82, 18-0.83, 18-0.84, 18-0.85, 18-0.86, 18-0.87, 18-0.88, 18-0.89, 18-0.90, 18-0.91, 18-0.92, 18-0.93, 18-0.94, 18-0.95, 18-0.96, 18-0.97, 18-0.98, 18-0.99, 18-1.00, 18-1.01, 18-1.02, 18-1.03, 18-1.04, 18-1.05, 18-1.06, 18-1.07, 18-1.08, 18-1.09, 18-1.10, 18-1.11, 18-1.12, 18-1.13, 18-1.14, 18-1.15, 18-1.16, 18-1.17, 18-1.18, 18-1.19, 18-1.20, 18-1.21, 18-1.22, 18-1.23, 18-1.24, 18-1.25, 18-1.26, 18-1.27, 18-1.28, 18-1.29, 18-1.30, 18-1.31, 18-1.32, 18-1.33, 18-1.34, 18-1.35, 18-1.36, 18-1.37, 18-1.38, 18-1.39, 18-1.40, 18-1.41, 18-1.42, 18-1.43, 18-1.44, 18-1.45, 18-1.46, 18-1.47, 18-1.48, 18-1.49, 18-1.50, 18-1.51, 18-1.52, 18-1.53, 18-1.54, 18-1.55, 18-1.56, 18-1.57, 18-1.58, 18-1.59, 18-1.60, 18-1.61, 18-1.62, 18-1.63, 18-1.64, 18-1.65, 18-1.66, 18-1.67, 18-1.68, 18-1.69, 18-1.70, 18-1.71, 18-1.72, 18-1.73, 18-1.74, 18-1.75, 18-1.76, 18-1.77, 18-1.78, 18-1.79, 18-1.80, 18-1.81, 18-1.82, 18-1.83, 18-1.84, 18-1.85, 18-1.86, 18-1.87, 18-1.88, 18-1.89, 18-1.90, 18-1.91, 18-1.92, 18-1.93, 18-1.94, 18-1.95, 18-1.96, 18-1.97, 18-1.98, 18-1.99, 18-2.00, 18-2.01, 18-2.02, 18-2.03, 18-2.04, 18-2.05, 18-2.06, 18-2.07, 18-2.08, 18-2.09, 18-2.10, 18-2.11, 18-2.12, 18-2.13, 18-2.14, 18-2.15, 18-2.16, 18-2.17, 18-2.18, 18-2.19, 18-2.20, 18-2.21, 18-2.22, 18-2.23, 18-2.24, 18-2.25, 18-2.26, 18-2.27, 18-2.28, 18-2.29, 18-2.30, 18-2.31, 18-2.32, 18-2.33, 18-2.34, 18-2.35, 18-2.36, 18-2.37, 18-2.38, 18-2.39, 18-2.40, 18-2.41, 18-2.42, 18-2.43, 18-2.44, 18-2.45, 18-2.46, 18-2.47, 18-2.48, 18-2.49, 18-2.50, 18-2.51, 18-2.52, 18-2.53, 18-2.54, 18-2.55, 18-2.56, 18-2.57, 18-2.58, 18-2.59, 18-2.60, 18-2.61, 18-2.62, 18-2.63, 18-2.64, 18-2.65, 18-2.66, 18-2.67, 18-2.68, 18-2.69, 18-2.70, 18-2.71, 18-2.72, 18-2.73, 18-2.74, 18-2.75, 18-2.76, 18-2.77, 18-2.78, 18-2.79, 18-2.80, 18-2.81, 18-2.82, 18-2.83, 18-2.84, 18-2.85, 18-2.86, 18-2.87, 18-2.88, 18-2.89, 18-2.90, 18-2.91, 18-2.92, 18-2.93, 18-2.94, 18-2.95, 18-2.96, 18-2.97, 18-2.98, 18-2.99, 18-3.00, 18-3.01, 18-3.02, 18-3.03, 18-3.04, 18-3.05, 18-3.06, 18-3.07, 18-3.08, 18-3.09, 18-3.10, 18-3.11, 18-3.12, 18-3.13, 18-3.14, 18-3.15, 18-3.16, 18-3.17, 18-3.18, 18-3.19, 18-3.20, 18-3.21, 18-3.22, 18-3.23, 18-3.24, 18-3.25, 18-3.26, 18-3.27, 18-3.28, 18-3.29, 18-3.30, 18-3.31, 18-3.32, 18-3.33, 18-3.34, 18-3.35, 18-3.36, 18-3.37, 18-3.38, 18-3.39, 18-3.40, 18-3.41, 18-3.42, 18-3.43, 18-3.44, 18-3.45, 18-3.46, 18-3.47, 18-3.48, 18-3.49, 18-3.50, 18-3.51, 18-3.52, 18-3.53, 18-3.54, 18-3.55, 18-3.56, 18-3.57, 18-3.58, 18-3.59, 18-3.60, 18-3.61, 18-3.62, 18-3.63, 18-3.64, 18-3.65, 18-3.66, 18-3.67, 18-3.68, 18-3.69, 18-3.70, 18-3.71, 18-3.72, 18-3.73, 18-3

FIRST AMENDED  
C.R.G. PLAN  
CHERRY CROFT

4<sup>TH</sup> ELECTION DISTRICT  
BALTIMORE COUNTY, MD.  
Scale: 1"=50' Date: MAY 18, 1989  
PUBLIC SERVICES CRG#09047 PLANNING#IX-284  
CRG PREVIOUSLY APPROVED 4-10-89  
RESUBDIVISION OF PARKER PROPERTY RECORDED 5031

(Date)      Revision(s)  
11/24/78      Revised Layout, Gen. Notes, Density Calc's, etc.  
11/29/78      Revised Road Align. (Pregraves) and intersection  
                location per B.T.C. Comments. Corrected Zoning  
                lines and Density info. Added Notes 10 and 20;  
                corrected ADT's (Notes SC, 7).  
12/13/78      Adjusted Layout. Enlarged buildings and indicated  
                as envelopes. Carved down existing drainage  
                mitigative measures. Clarified RTA's. Added an  
                reversible slope easement on Pregraves Rd. Added  
                sewer extension. Carved down existing drainage  
                Adad detail of SWU offset. Clarified open space  
                designations. Added West Cherry Hill Road. Added  
                field located west of Cherry Hill Road. Added  
                stream buffers. Numbered buildings. Added Road  
                identification. Revised, removed and/or corrected  
                General Notes (#1, 3, 4e, SC, 7, 11, 13, 16, 18, 21,  
                22, 23, 24, 25).  
12/27/78      Added sight lines. Added Stream Valley Park  
                designation for plan view.  
1/11/79      Added notes. ROAD: ADDED ADDITIONAL  
                SC DUMPED AREA AND CLOSING WALLS AND  
                CLOSURE AT THE INTERSECTION OF ROAD AND  
                TRAULINGS; ADDED NOTES 25, 26 AND 27; ADDED  
                PLANNING FOR FUTURE DEVELOPMENT OF THE  
                LAND IN TITLE BLOCK 26 AND 27; ADDED  
                STRAIN WATER MAIN; REVISED PREO RCP'S  
                REVISED RTA DUMPER AREA; REVISED PREO RCP'S  
                PREGRAVES ROAD; REVISED WATER MAIN IN PREGRAVES  
                ROAD; REVISED CDIA OPEN SPACE; REVISED  
                DENSITY INFORMATION; REVISED GENERAL NOTES;  
                ADDED NOTES #25; ADDED S.D. STREAM VALLEY ROAD.

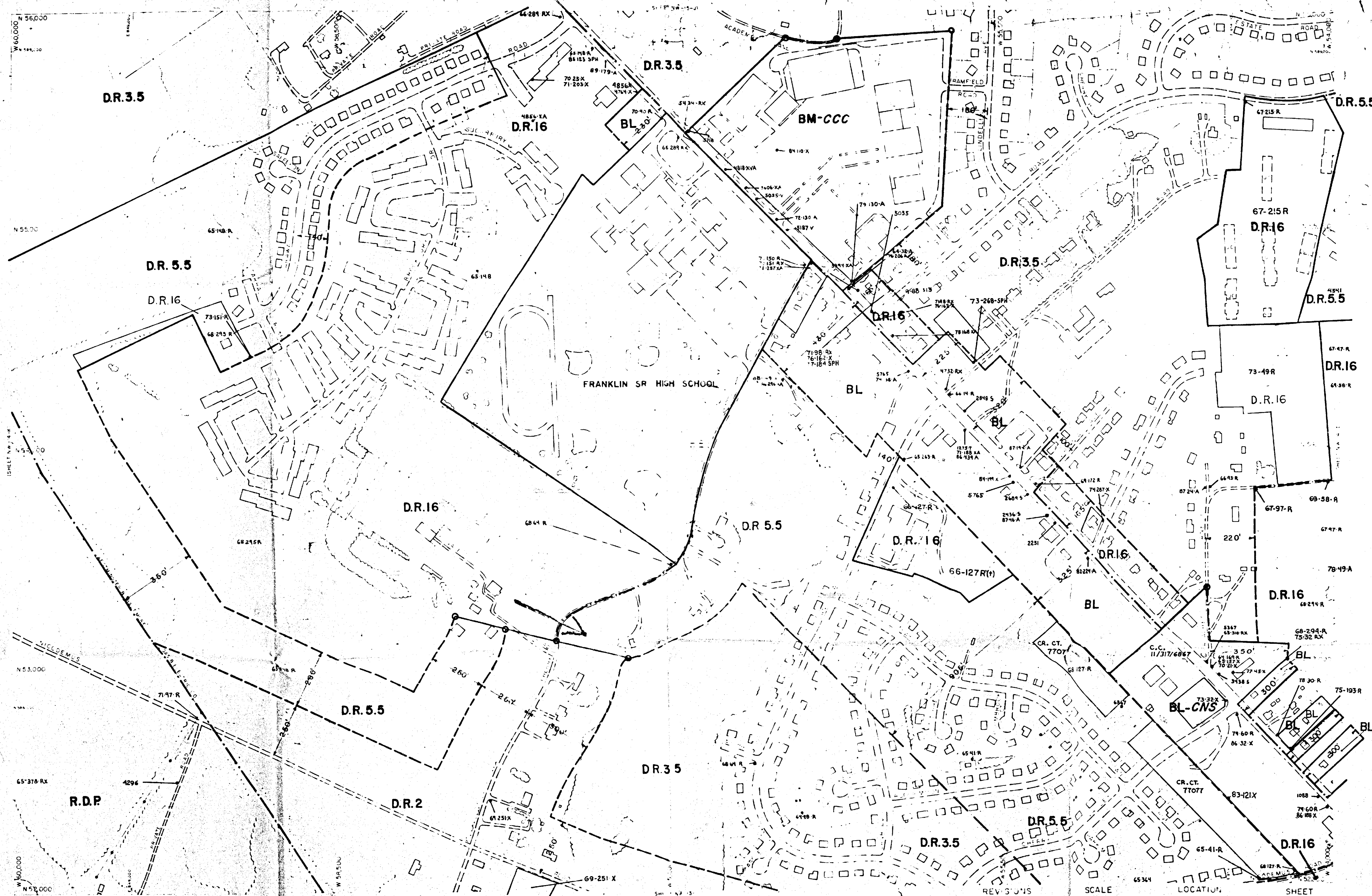
DEVELOPER/APPLICANT  
JOHN F. OWINGS: ENTERPRISES:  
Rt. BOX 275  
OWINGS MILLS MD. 21117  
PHONE: (301) 633-1187

REASON FOR FIRST AMENDMENT:  
REVISED LAYOUT

**HILL OWNERS**

J.F.O. HOLDING CORPORATION	BALTIMORE COUNTY, MD
PO BOX 255	S.M. 8214 / 225
OWINGS MILLS, MARYLAND 21117	S.M. 8214 / 218
PHONE (301) 333-1167	E.H.K. JR. 6816 / 003



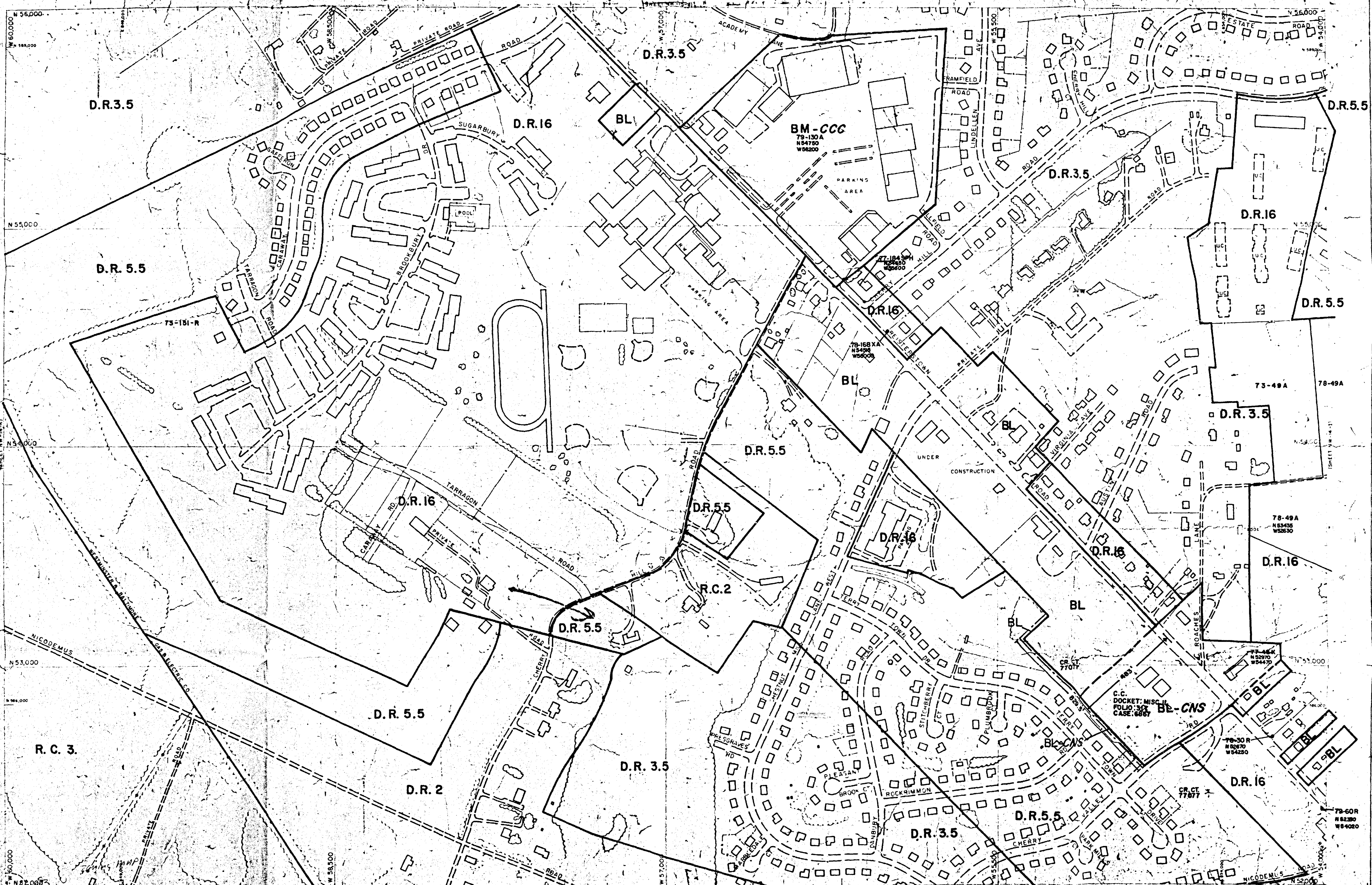


ADOPTED BY THE  
BALTIMORE COUNTY COUNCIL  
MARCH 24, 1971  
BY BILLS NOS. 28, 29, 30, 31, and 32

PHOTOGRAMMETRIC MAP OF  
BALTIMORE COUNTY METROPOLITAN AREA  
OFFICIAL ZONING MAP

REV. 5-11-71  
BY DATA  
MAPS, 4-11-70  
INC.  
DATE OF  
PHOTOGRAPHY  
APRIL 1963  
Compiled By Photogrammetric Methods  
SERV. SERVICE CORPORATION, PHILADELPHIA, PA.  
SCALE 1" = 200'  
LOCATION  
SHEET  
N. W.  
14-J





1976 COMPREHENSIVE ZONING MAP  
 ADOPTED BY THE  
 BALTIMORE COUNTY COUNCIL  
 OCT. 7, 1976 & OCT. 8, 1976  
 BILL NOS. 108-76, 109-76, 110-76, 111-  
 112-76, 113-76, and 114-76

# PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS			SCALE	LOCATION	SHEET
BY	DATE				
PIRIMETRIC	MAPS, INC.	4-10-70	1" = 200'	DELIGHT	N.W.
			DATE OF PHOTOGRAPHY		
			APRIL 1953		
Compiled By: Photogrammetric Method AERO SERVICE CORPORATION, PHILADELPHIA, PA					



December 29, 1997

Baltimore County  
Development Processing  
111 West Chesapeake Ave  
Towson, Maryland 21204

RE: Cherry Croft, Plat 65,  
Folio 43, Lot# 1  
4th Election District

Attn: Mr. W. Carl Richards, Zoning Supervisor  
Dear Mr. Richards:

Please confirm your interpretation of our conversation regarding my assumptions as to the following sequence of events that I have conveyed to the potential buyer of the above referenced ROA zone lot.

- 1) W. Duvall & Assoc., Inc. will prepare a "Red Line" revision to the CRG Plan and the FDP Plan indicating a reduction to the density allowed under the ROA zoning of Lot# 1.
- 2) Once this "Red Line" approval is granted we will be able to apply for a building permit to renovate the existing dwelling on Lot# 1 to accommodate a change of use from residential to office use.
- 3) W. Duvall & Assoc., Inc. will prepare a zoning change request to reduce the ROA zoned area of said Lot# 1 from 1.014 acres to approximately .5 acres. Said zoning change would most likely be approved after the buyer has obtained a U&O as an office building.
- 4) The owner of Lot# 1 would then have a 1+ acre lot with approx.  $\frac{1}{2}$  acre zoned ROA and the remaining  $\frac{1}{2}$  acre zoned DR5.5.
- 5) W. Duvall & Assoc., Inc. will prepare a "Red Line" revision to the CRG Plan and FDP Plan to increase the density allowed on the "Condo" portion of the above Referenced property so as to reflect any zoning change approved under item #3 above.

I Have attached a copy of a portion of the above referenced record plat indicating in yellow the approximate boundary for the eventual ROA portion of Lot# 1.

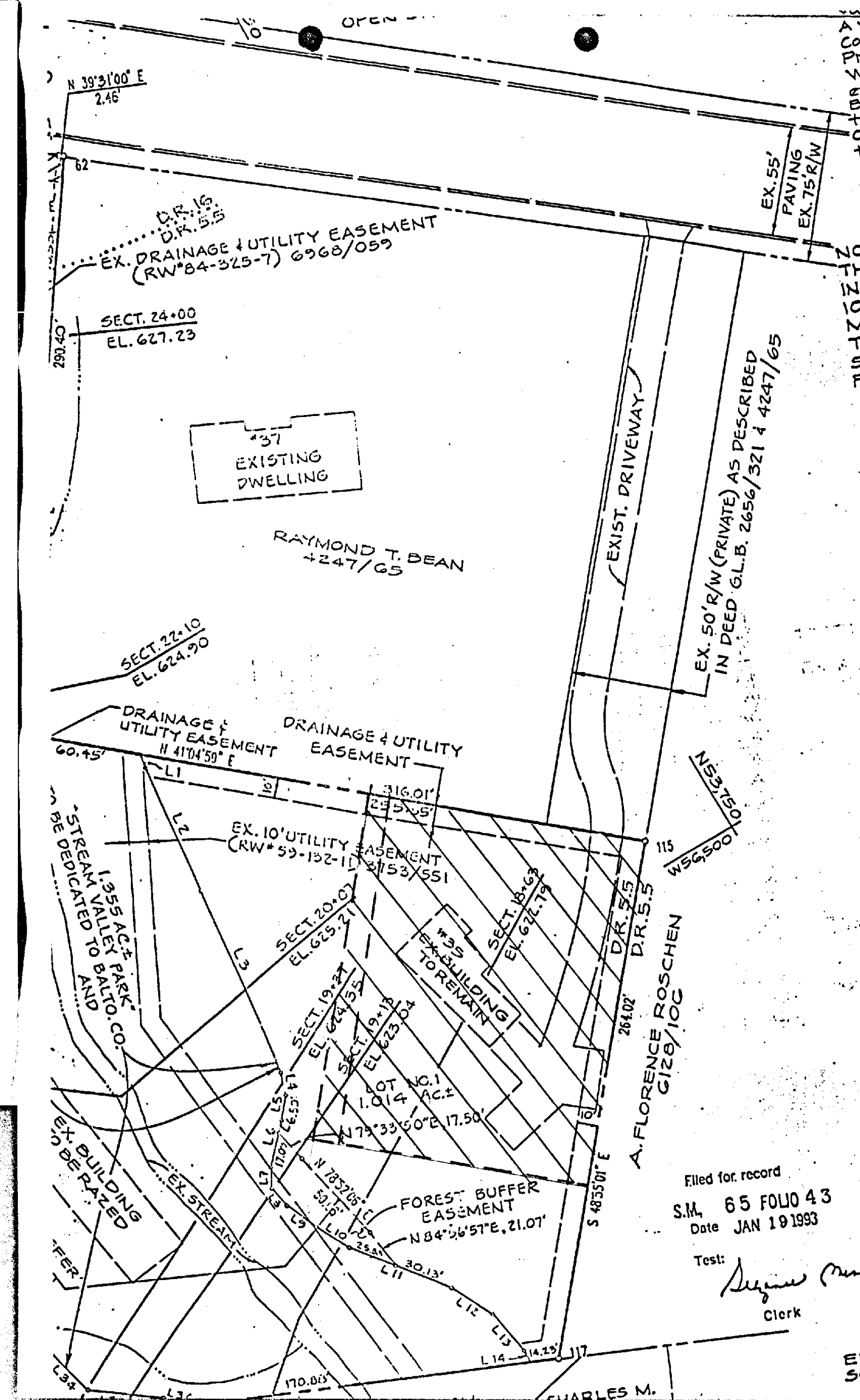
Please contact me at your earliest convenience if you need more details on any of the above items.

Thank you for your continued help in this matter

Sincerely yours,

John F. Owings, Jr.

Meeting with Disht  
+ SFO - can't use RoA  
for DR density WCR



**530 E. Joppa Rd. / Towson, Maryland 21286 / 410 583-9571   Engineers / Land Planning Consultant**

To: Carl Richards  
Zoning

Date: 12/12/97  
Re: Cherrycroft  
BB132B

**Attention:** \_\_\_\_\_

☐ We are submitting  
☒ We are forwarding  
☐ We are returning  
☐ We request

☒ Herewith

☒ Under Separate Cover

No.	Description
1	print FDP - marked with new LOA zone
1	print RP
1	copy - part of current zoning map

Remarks: For your use in discussing use and density issues with others in your offices. Please call when you can - time is critical for these initial determinations, so your help is greatly appreciated.


- ☐ In accordance with your request  
☐ For your review  
☐ For processing  
☐ Plans reviewed and accepted  
☐ Plans reviewed and accepted as noted  
☐ For revision by you

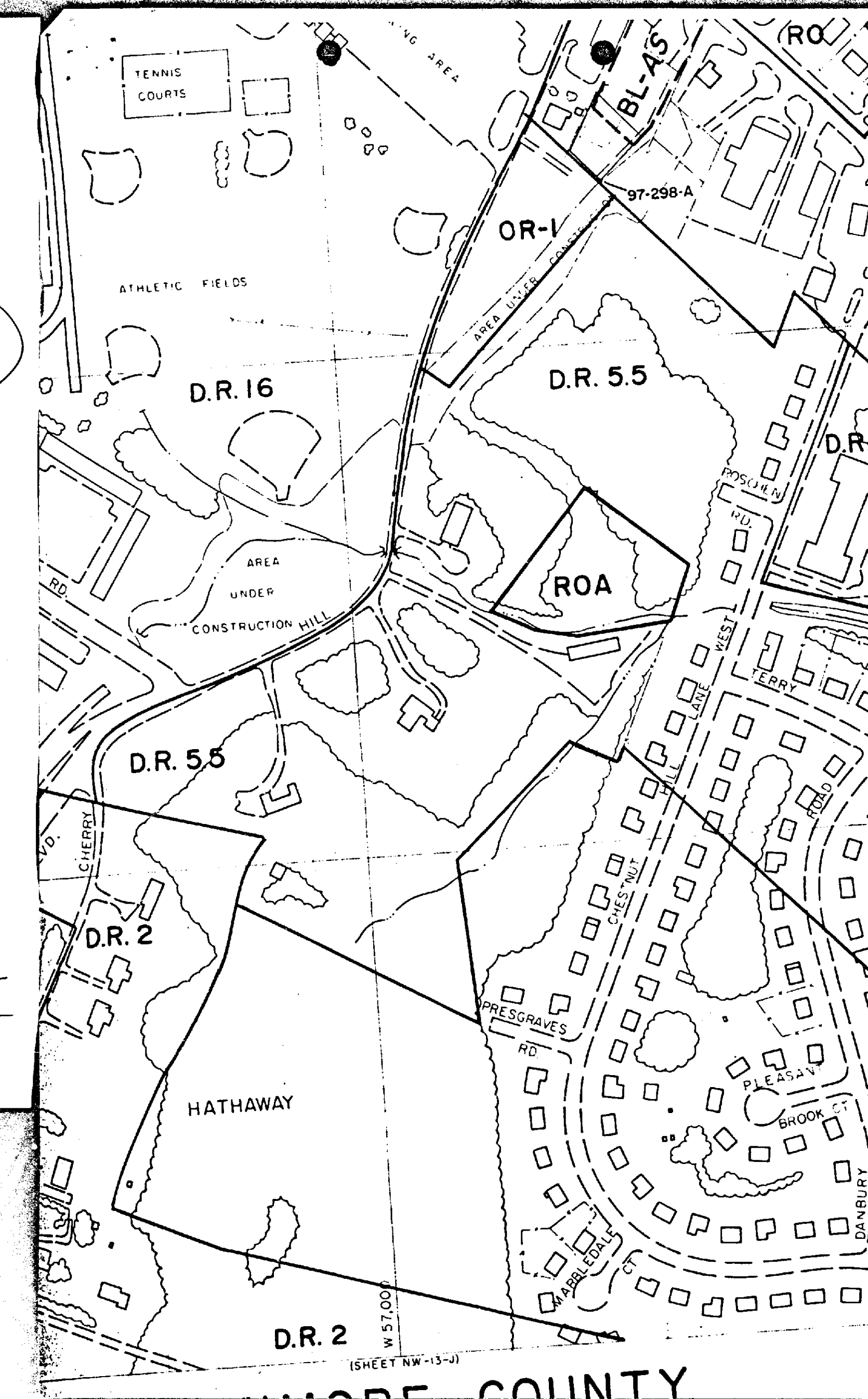
- ☒ For your use  
☒ Please call when ready  
☐ Please return to this office  
☐ Approval requested  
☐ Conference requested at your convenience

**For further information, please contact the writer at this office:**

CC: file  
Enclosed ☒

Sincerely yours:

Sincerely yours, 





D.R. 3.5

D.R. 16

D.R. 3.5

D.R. 5.5

D.R. 3.5

D.R. 16

D.R. 5.5

D.R. 5.5

D.R. 16

D.R. 5.5

D.R. 3.5

D.R. 16

D.R. 5.5

D.R. 5.5

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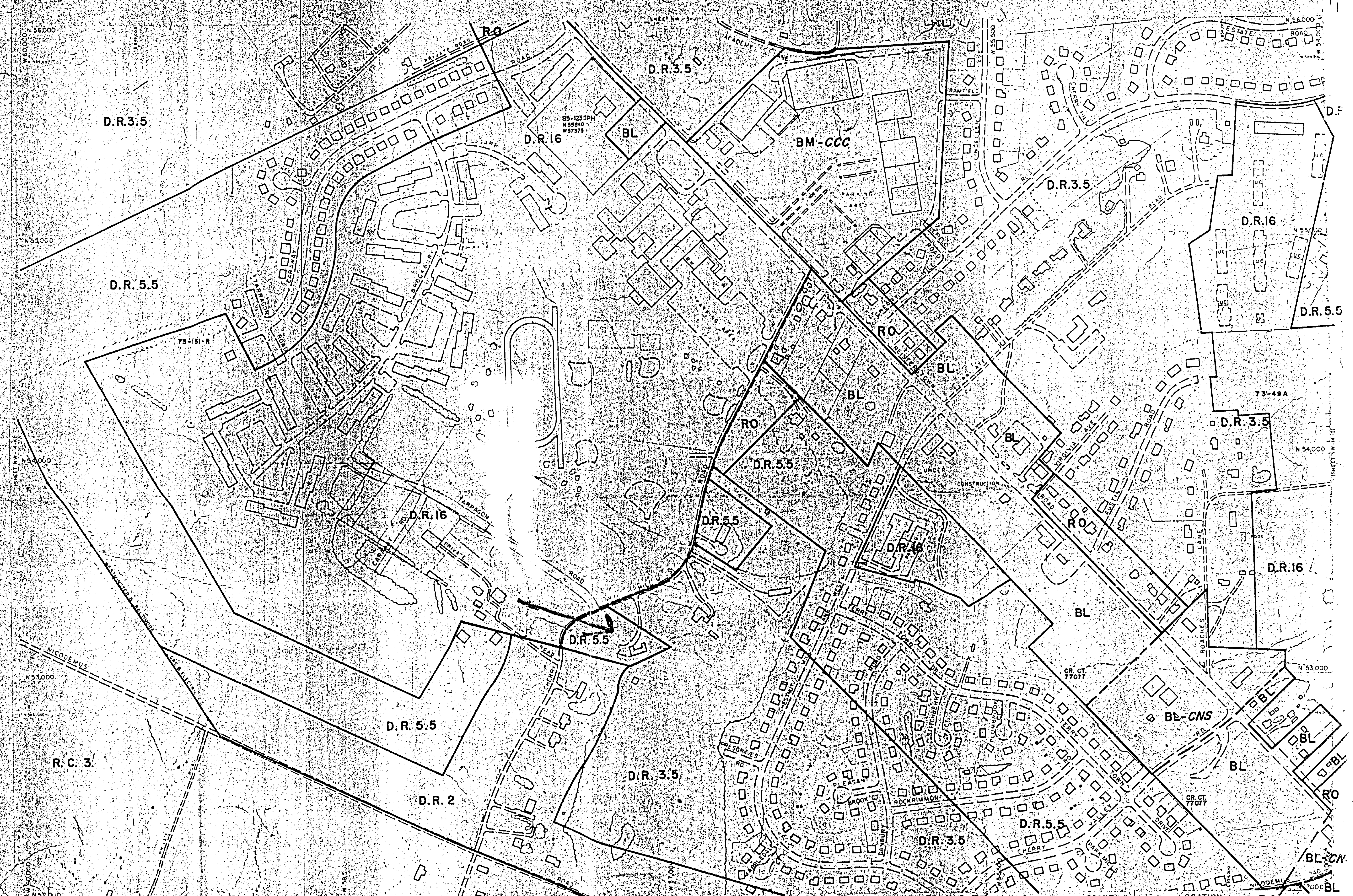
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BL

PHOTOGRAMMETRIC MAP OF  
BALTIMORE COUNTY METROPOLITAN AREA

ADOPTED BY THE  
BALTIMORE COUNTY COUNCIL  
JULY 1, 1980  
BILL NOS. 80-80, 80-80, 80-80, 80-80  
80-80, 80-80, 80-80 AND 80-80  
BALTIMORE COUNTY COUNCIL





1984 COMPREHENSIVE ZONING MAP  
ADOPTED BY THE  
BALTIMORE COUNTY COUNCIL  
MAY 13, 1984  
B.C. NOS. 133-84, 134-84, 135-84,  
136-84, 137-84, 138-84, 139-84  
BALTIMORE COUNTY COUNCIL

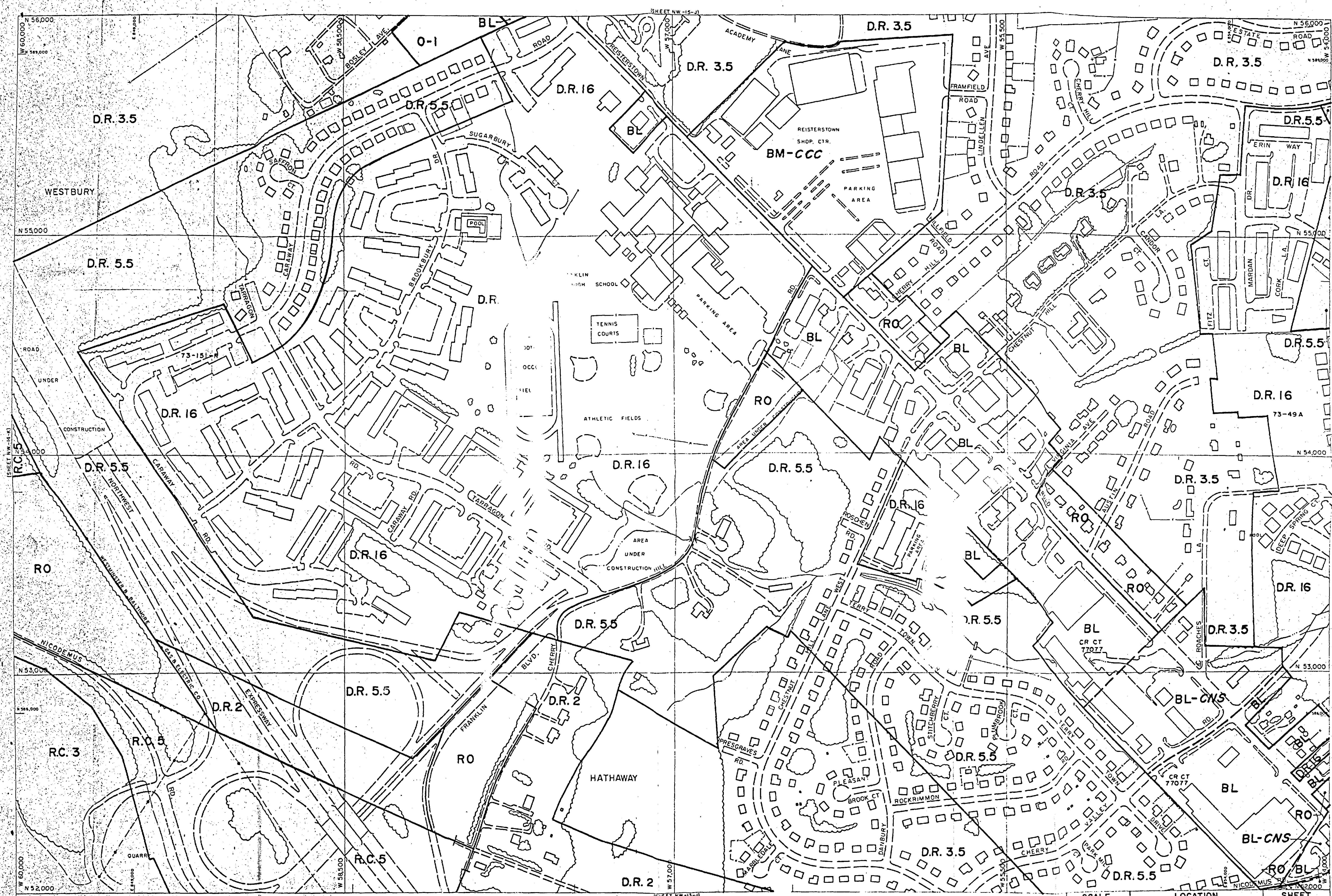
# PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS  
BY DATE  
MAPS 4-11-70  
INC.  
SCALE  
1" = 200'  
DATE OF  
PHOTOGRAPHY  
APRIL 1953  
Compiled By Photogrammetric Methods  
AERO SERVICE CORPORATION PHILADELPHIA, PA

DELIGHT

N.W.  
14-J





1988 COMPREHENSIVE ZONING MAP  
 Adopted by the Baltimore County Council  
 Oct. 13, 1988  
 Bill No. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88  
 Y-NE T-NW  
 THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
 TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
 BY BUCHART-HORN, INC. BALTIMORE, MD. 21210  
 Chairman, County Council

# BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

SCALE 1" = 200' ±	LOCATION DELIGHT	SHEET N.W. 14-J
DATE OF PHOTOGRAPHY JANUARY 1986		

R 90-405 Petitioners 8



LLOYD J. HAMMOND  
ATTORNEY AT LAW  
P.O. BOX 369, 816 MAIN STREET  
REISTERSTOWN, MARYLAND 21136  
PHONE 833-7576  
FAX 833-4744

August 6, 1990

Ms. LindaLee M. Kuszmaul  
County Board of Appeals of Baltimore County  
County Office Building  
111 W. Chesapeake Avenue  
Towson, MD 21204

RE: Case No. R-90-405  
J.F.O. Holding Corporation - Petitioner

Dear Ms. Kuszmaul:

Enclosed is original Affidavit of John J. Dillon, Jr. for  
filing in the above referenced case.

Very truly yours,

*Lloyd J. Hammond*  
Lloyd J. Hammond

LJH:sa

Enclosure

01:114W L-90V 06  
J.F.O. HOLDING CORPORATION

R90-405 Petitioner 9

J.F.O. HOLDING CORPORATION \* COUNTY BOARD  
P.O. Box 295 \* OF  
Owings Mills, MD 21117 \* APPEALS  
Petitioner \* BALTIMORE COUNTY  
\* Case No. R-90-405  
\* \* \*

AFFIDAVIT IN SUPPORT OF PETITION  
FOR ZONING RECLASSIFICATION

The Affiant, JOHN J. DILLON, JR., makes the following  
Affidavit in support of the foregoing Petition for Zoning Reclas-  
sification.

I HEREBY CERTIFY that my name is JOHN J. DILLON, JR., Senior  
Planner in the Comprehensive and Community Planning Division of  
the Office of Planning and Zoning for Baltimore County, Maryland.  
I have been employed with Baltimore County for 27 years, and in  
the Office of Planning and Zoning since 1966. I have participated  
in the preparation of every Comprehensive Zoning Map since the  
adoption of quadrennial zoning in 1971, including, but not only,  
the 1988 Zoning Maps.

In connection with the 1988 Zoning Maps (the "Maps"), the  
Community Planning Division, including myself, and other staff  
members, were required to make recommendations to the Planning  
Board and County Council regarding the various zoning issues on  
the "Maps."

Among the issues raised in the Fourth Councilmanic District  
was Issue No. 3-289, and this issue was raised by the property

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owner. This issue involved approximately 10.4 acres on the  
southeast side of the newly constructed Franklin Boulevard and the  
relocated Cherry Hill Road. Prior to the 1988 Maps, the property,  
for the most part was zoned DR 3.5, with a portion along Cherry  
Hill Road zoned DR 16. During the 1988 mapping process, the  
property owner requested reclassification of the property zoned DR  
3.5 to DR 5.5 and the staff of the Zoning Office along with the  
Planning Board supported the requested change in their recommenda-  
tion to the Council in Map Issue 3-289.

Accompanying the property owner's request were various plans  
prepared by the owner's engineer. One of the required plans was a  
drawing of the property to be reclassified, superimposed on the  
Baltimore County Photogrammetric Map. The plan submitted by the  
engineer outlined the requested change on a 1953 Photogrammetric  
Map, following the property boundary lines on three sides and the  
center line of the then existing Cherry Hill Road.

Subsequently, during the course of placing the approved  
issues on the new 1986 Photogrammetric Map, it was discovered that  
the outline drawn on the old 1953 map did not match, creating a  
gap between the property lines and the zoning lines. Clearly,  
this was not the intent of any of the parties involved in the 1988  
map process. Further, the correct and intended placement of the  
zoning lines was to be on the tract boundary and the center line  
of the then existing county road.

Accordingly, your Affiant, on behalf of the Office of  
Planning and Zoning states to this Honorable Administrative Body

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that the DR 5.5 line located in the southeasterly portion of the  
property should be moved to the property line and the DR 16 line  
located in the westerly portion of the property should be moved to  
follow the center line of the old road bed of Cherry Hill Road,  
where it existed at the time of the 1988 map process. It was not  
the intent of the Zoning Staff, Planning Board or the Council to  
create inappropriate zoning lines, brought about, in this case, by  
a difference in the angle of the camera used in the making the of  
the 1953 and 1986 Photogrammetric Maps.

Accordingly, your Affiant, JOHN J. DILLON, JR., with the  
knowledge and consent of his superiors, acknowledges that the  
difference in the Photogrammetric Maps as aforesaid, resulted in  
the misplacement of zoning lines and states that it is appropriate  
to correct the lines as noted in the foregoing Affidavit, and as  
sought in the owner's Petition for Zoning Reclassification, as  
shown on the Plat to accompany said Petition attached hereto, and  
made a part hereof.

*John J. Dillon, Jr.*  
JOHN J. DILLON, JR.

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY that on this 1st day of August, 1990,  
before me, the subscriber, a Notary Public of the State of  
Maryland, County of Baltimore, personally appeared JOHN J.  
DILLON, JR. and who, after being duly sworn, made oath in due form  
of law that the matters and facts set forth in this foregoing  
Affidavit are true and correct to the best of his knowledge,  
information and belief.

WITNESS my hand and Notarial Seal.

*Shirley M. Flannery*  
Shirley M. Flannery  
Notary Public

My Commission Expires: February 1, 1993

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LLOYD J. HAMMOND  
ATTORNEY AT LAW  
P.O. BOX 369, 816 MAIN STREET  
REISTERSTOWN, MARYLAND 21136  
PHONE 833-7576  
FAX 833-4744

August 6, 1990

Phyllis C. Friedman, Esquire  
People's Council  
111 W. Chesapeake Avenue  
Suite 304  
Towson, MD 21204

RE: Case No. R-90-405  
J. F. O. Holding Corporation - Petitioner

Dear Ms. Friedman:

Enclosed is a copy of the Affidavit of John J. Dillon, Jr.  
filed in the above referenced case.

Very truly yours,

*Lloyd J. Hammond*  
Lloyd J. Hammond

LJH:sa

Enclosure





1988 COMPREHENSIVE ZONING MAP  
 Adopted by the Baltimore County Council  
 Oct. 13, 1988  
 Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88  
 Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
 TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
 BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

# BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

SCALE 1" = 200' ±	LOCATION DELIGHT	SHEET N.W. 14-J
DATE OF PHOTOGRAPHY JANUARY 1986		

#6  
 R-90-405



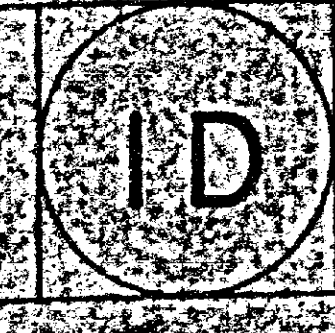


**BALTIMORE COUNTY OFFICE  
OF PLANNING AND ZONING**

**REISTERSTOWN**

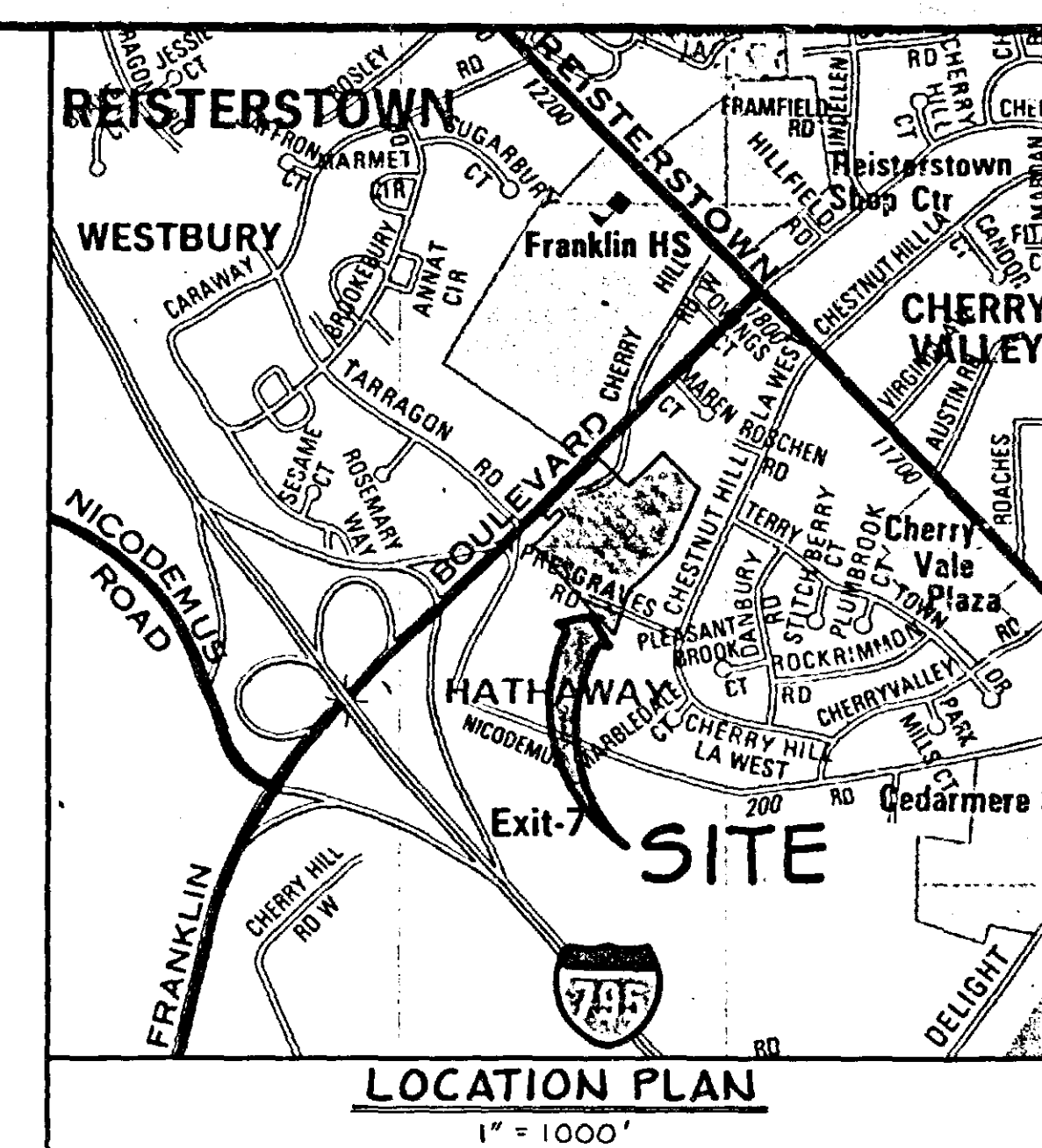
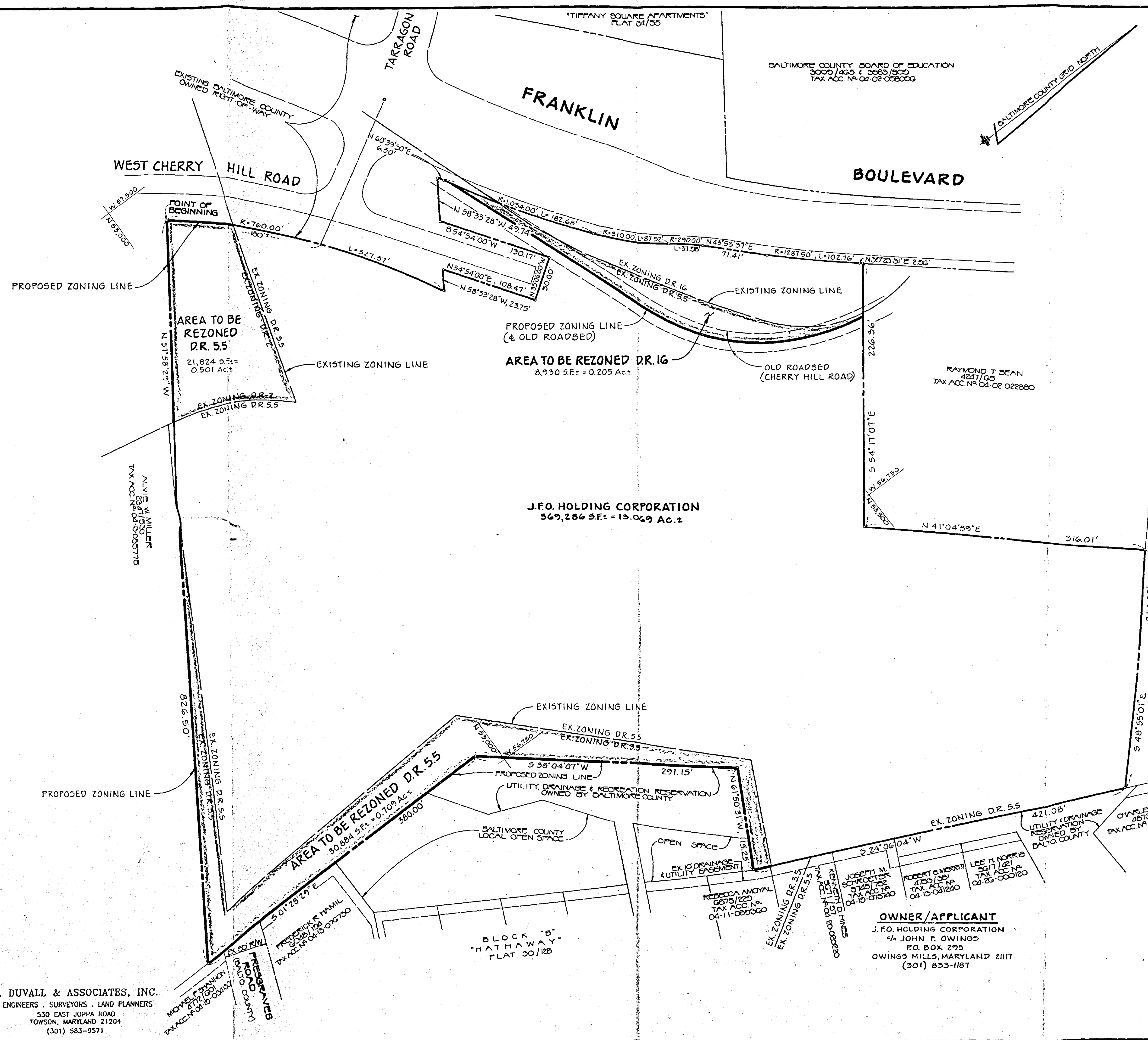
BALTIMORE COUNTY BASE MAP SERIES

REVISED DATE	
MAY 68	APR 77
FEB 66	MAR 76
AUG 67	
MAY 69	
FEB 70	
SEP 70	
JUNE 71	
MAY 72	



OWNERS MAP  
County Council  
1:10,000  
1" = 1000'





W. DUVALL & ASSOCIATES, INC.  
ENGINEERS, SURVEYORS, LAND PLANNERS  
530 EAST JOPPA ROAD  
TOWSON, MARYLAND 21204  
(301) 583-9571

**OWNER/APPLICANT**  
J.F.O. HOLDING CORPORATION  
c/o JOHN F. OWINGS  
P.O. BOX 295  
OWINGS MILLS, MARYLAND 21117  
(301) 833-1187

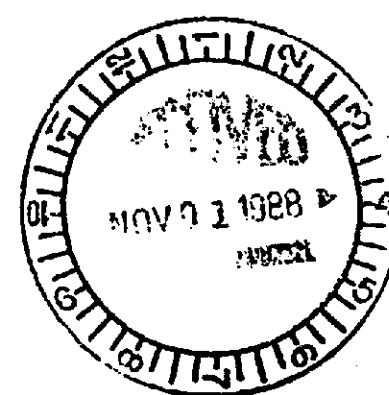
**PLAT TO ACCOMPANY PETITION  
FOR ZONING RECLASSIFICATION  
"CHERRY CROFT"**  
4TH ELECTION DISTRICT  
3RD COUNCILMANIC DISTRICT  
BALTIMORE COUNTY, MARYLAND  
SCALE: 1"=50' DATE: FEBRUARY 21, 1990.



# THE RECOMMENDED BALTIMORE COUNTY COMPREHENSIVE ZONING MAP

Log of Issues; June 28, 1988

A Report by the  
Baltimore County Planning Board  
For Public Hearings by the  
Baltimore County Council



# THE RECOMMENDED BALTIMORE COUNTY COMPREHENSIVE ZONING MAP

Log of Issues; June 28, 1988

A Report by the  
Baltimore County Planning Board  
For Public Hearings by the  
Baltimore County Council



BALTIMORE COUNTY 1988 COMPREHENSIVE ZONING MAP ISSUES									
NO.	SPONSOR, OWNER, PETITIONER, ORGANIZATION OR PLACE NAME	LOCATION	TOTAL ACRES	EXISTING ZONING AND ACRES	REQUESTED ZONING AND ACRES	PLANNING BOARD RECOMMENDATION	COUNCIL COUNCIL DECISIONS	COMMENTS	
3-286	J. Fickley Baranow	W Side Houston Rd E of York Rd (510 Houston Rd)	4.54	RC 5 4.54	DR 5 4.54	AL-CR		See Issue 3-321 Harford Study Area	
3-287	Cohn-Schreiner Inc by Gary Huddles	E Side Deer Park Rd 800' W of Delfield Rd (9729 Deer Park Rd)	18.23	RC 5 18.23	DR 5.5 18.23	RC 5 18.23		3-215, 1984 See Issues 3-145, 3-342	
3-288	W & SA Oelings, JO Orlings, by Lloyd J. Hammond	SW Side Belairtown Rd S of Rt. 100 (1824, 1840, 1844, 1846, 1848 & 1850 Belairtown Rd)	1.82	DR 3.5 1.82	DR 5.5 1.82	DR 5.5 1.82		Belairtown Road Corridor Study Recommended DR 3.5 in 10' wide strip paralleling Southwest property line and paralleling Southwest property line to existing R.D. boundary.	
3-289	John F. Oelings Jr. by Lloyd J. Hammond	S Side Cherry Hill Rd W of Belairtown Rd (35, 43 & 105 W Cherry Hill Rd)	10.38	DR 3.5 10.38	DR 5.5 10.38	DR 5.5 10.38			
3-290	JF Oelings Jr., RJ McCarthy, IV & JH Mulcahy by LJ Hammond	SW Side Belairtown Rd W of Volgate Rd (10728, 10730, 10800, 10802, 10806 & 10808 Belairtown Rd)	2.66	RC 5 2.66	RC 5 2.66	RC 5 2.66		DL	
3-291	Alice S. Christliff	W Side Belairtown Rd S Side Olive La	0.54	RC 5 0.54	RC 5 0.54	RC 5 0.54			
3-292	Frank Stapleton Rt. 1	S Side Woodlawn Rd 200' N of Cherry Valley Rd	55.00	RC 3 55.00 DR 2 4.00	DR 16 55.00	DR 2 55.00		See Issue 3-028, 3-340A	

BALTIMORE COUNTY COUNCIL MINUTES  
LEGISLATIVE SESSION 1988, LEGISLATIVE DAY NO. 19  
OCTOBER 13, 1988 7:00 P.M.

The meeting was called to order by Chairman Volz at 7:30 P.M.  
The Chairman then asked the audience to rise for a moment of silent meditation and the Pledge of Allegiance to the Flag. There were approximately 200 persons in attendance and the following Councilmembers were present:

MELVIN G. MINTZ  
C.A. DUTCH RUPPERSBERGER, III  
BARBARA F. BACHUR  
NORMAN W. LAURENSEN  
WILLIAM R. EVANS  
DALE T. VOLZ

## CALL OF BILLS FOR FINAL READING AND VOTE

NO. 144-88, Comprehensive Zoning Maps - First District, was called. Councilman Volz moved to accept the Planning Board's recommendation on the following issues: 1-002, 1-006, 1-013, 1-015, 1-017, 1-018, 1-019, 1-020, 1-022, 1-025, 1-028, 1-029, 1-030, 1-031, 1-032, 1-033, 1-037, 1-038, 1-040, 1-044, 1-045, 1-047, 1-051, 1-052, 1-053, 1-054, 1-055, 1-056, 1-057, 1-058, 1-059, 1-060, 1-061, 1-062, 1-063, 1-064, 1-066, 1-067, 1-068, 1-070, 1-071, 1-074, 1-076, 1-077, 1-079, 1-080, 1-084, 1-085, 1-086, 1-087, 1-088, 1-089, 1-090, 1-091, 1-092, 1-093, 1-096, 1-098, 1-099, 1-100, 1-103, 1-104, 1-105, 1-107, 1-109, 1-112, 1-113, 1-114, 1-115, 1-116, 1-117, 1-120, 1-121 and 1-123. Councilman Mintz seconded the motion and these issues were passed unanimously by the six Councilmembers present.

Chairman Volz then moved for the following changes in the First District Comprehensive Zoning Map:

Issue 1-001 from RO to DR 5.5. Motion was seconded by Councilman Bachur and passed unanimously by the six Councilmembers present.

Issue 1-009 from BL to DR 3.5. Motion was seconded by Councilman Evans and passed unanimously by the six Councilmembers present.

Issue 1-010 from DR 10.5 to DR 10.5 and RO as shown on the overlay. Motion was seconded by Councilman Ruppertsberger and passed by the six Councilmembers present.

Issue 1-021 from RO to RO and DR 5.5 as shown on the overlay. Motion was seconded by Councilman Evans and passed unanimously by the six Councilmembers present.

Issue 1-023 from BL to MJR-DM. Motion was seconded by Councilman Ruppertsberger and passed unanimously by the six Councilmembers present.

NO. 146-88, Comprehensive Zoning Maps - Third District, was called. Councilman Ruppertsberger moved to accept the Planning Board's recommendation on the following issues: 3-002, 3-003, 3-004, 3-009, 3-010, 3-013, 3-014, 3-015, 3-016, 3-018, 3-019, 3-020, 3-021, 3-022, 3-023, 3-026, 3-027, 3-028, 3-029, 3-030, 3-031, 3-032, 3-033, 3-034, 3-035, 3-036, 3-037, 3-038, 3-039, 3-040, 3-042, 3-043, 3-044, 3-045, 3-046, 3-047, 3-048, 3-049, 3-050, 3-051, 3-053, 3-054, 3-055, 3-056, 3-057, 3-058A, 3-058B, 3-060, 3-062, 3-063, 3-064, 3-065, 3-066, 3-067, 3-072, 3-073, 3-075, 3-077, 3-078, 3-079, 3-080, 3-082, 3-083, 3-084, 3-085, 3-086, 3-087, 3-091, 3-093, 3-095, 3-096, 3-097, 3-098, 3-099, 3-101, 3-102, 3-103, 3-104, 3-105, 3-106, 3-107, 3-108, 3-109, 3-110, 3-111, 3-112, 3-113, 3-114, 3-116, 3-120, 3-123, 3-124, 3-125, 3-127, 3-129, 3-131, 3-132, 3-133, 3-134, 3-135, 3-136, 3-139, 3-140, 3-142, 3-143, 3-144, 3-145, 3-146, 3-147, 3-148, 3-149, 3-150, 3-151, 3-152, 3-153, 3-154, 3-155, 3-156, 3-157, 3-158, 3-159, 3-160, 3-161, 3-162, 3-163, 3-164, 3-165, 3-177, 3-179, 3-180, 3-181, 3-185, 3-186, 3-187, 3-188, 3-189, 3-190, 3-191, 3-192, 3-193, 3-194, 3-195, 3-196, 3-197, 3-198, 3-199, 3-202, 3-203, 3-204, 3-206, 3-207, 3-208, 3-210, 3-211, 3-212, 3-213, 3-214, 3-215, 3-216, 3-217, 3-218, 3-219, 3-220, 3-221, 3-222, 3-223, 3-224, 3-225, 3-227, 3-228, 3-230, 3-231, 3-232, 3-233, 3-234, 3-236, 3-237, 3-238, 3-239, 3-240, 3-241, 3-244, 3-245, 3-247, 3-248, 3-249, 3-250, 3-251, 3-252, 3-254, 3-255, 3-257, 3-259, 3-260, 3-261, 3-263, 3-264, 3-265, 3-266, 3-268, 3-269, 3-270, 3-271, 3-272, 3-273, 3-275, 3-276, 3-277, 3-278, 3-282, 3-284, 3-285, 3-287, 3-288, 3-289, 3-290, 3-292, 3-293, 3-295, 3-296, 3-297, 3-298, 3-299, 3-302, 3-303, 3-304, 3-305, 3-306, 3-307, 3-308, 3-310, 3-311, 3-312, 3-313, 3-314, 3-315, 3-317, 3-318, 3-319, 3-322, 3-323, 3-324, 3-325, 3-326, 3-327, 3-328, 3-329, 3-330, 3-331, 3-332, 3-333, 3-334, 3-335, 3-336, 3-337, 3-338, 3-339, 3-340, 3-340A, 3-341, 3-342, 3-343, 3-344, 3-345, 3-346, 3-347, 3-350, 3-351, 3-352, 3-353, 3-354, 3-355, 3-356, 3-357, 3-359, 3-360, 3-362, 3-364, 3-365, 3-366, 3-368 and 3-369. Councilman Volz seconded the motion and these issues were passed unanimously by the six Councilmembers present.

Councilman Ruppertsberger then moved for the following changes in the Third District Comprehensive Zoning Maps:

Issue 3-001 from O-1 to O-1 and RO as shown on the overlay. Motion was seconded by Councilman Volz and passed unanimously by the six Councilmembers present.

Issue 3-005 from DR 3.5 and DR 1 to RM. Motion was seconded by Councilman Volz and passed unanimously by the six Councilmembers present.

Issue 3-006 from RC 5 to BL-CR. Motion was seconded by Councilman Volz and passed unanimously by the six Councilmembers present.

Issue 3-007 from BL to BL-CR. Motion was seconded by Councilman Volz and passed unanimously by the six Councilmembers present.

Issue 3-008 from RC 5 to BL-CR. Motion was seconded by Councilman Volz and passed unanimously by the six Councilmembers present.

Report by the  
Baltimore County Planning Board  
to the  
Baltimore County Board of Appeals

# ZONING RECLASSIFICATION PETITIONS

Cycle III, 1990

July 31, 1990



Dennis F. Rasmussen  
County Executive

BALTIMORE COUNTY, MD RECOMMENDATIONS OF THE OFFICE OF PLANNING AND ZONING and the PLANNING BOARD July 31, 1990						
ITEM NO. and PETITIONER	LOCATION	EXISTING ZONING	REQUESTED ZONING	OFF RECOMMENDATION	PLANNING BOARD	
ITEM NO. 1 A. Sherrin Pines, MD at W. R-90-400; 9/1/90	S/S Frederick Rd, 95.63' W. of centerline of Wade Ave. (303 Frederick Rd)	0.27	D.R. 5.5	R.O.	D.R. 5.5	D.R. 5.5
ITEM NO. 2 Development Realty Corp CR-90-401; 9/19/90	E/S Alexander Ave., 232' W. of centerline Baltimore Mt'l Pike (#6038 Baltimore Mt'l Pike, Cramer West Shopping Center)	.1112	D.R.5.5	R.R.	R.R.	R.R.
ITEM NO. 3 J.R. Development Corp. R-90-402; 9/25/90	S/S Johnstown Rd, 310' + 1250' W. of Fairbrook Rd; also 1600' + 2119' S. respectively to beg. pts.	0.75 (D.R.5.5) 0.03 (D.R.10.5)	D.R.5.5/ D.R.10.5	O-2	O-2	O-2
ITEM NO. 4 Estate of Sol Goldman CR-90-403 EXH; 9/25/90 Crown Central Petroleum Corp (48716 Liberty Rd)	N/W cor. Liberty & Broadbrook Rd (48716 Liberty Rd)	0.733	B.L.-C.C.C.	B.L.-C.S.A. or B.L.-C.W.S.	B.L.-C.S.A. or B.L.-C.W.S.	B.L.-C.S.A. or B.L.-C.W.S.
ITEM NO. 5 Franklin Blvd, Ltd. Partnership/ Continental Realty Investors Corp. - R-90-404-1A; 10/3/90	W/S Cherry Hill Lane, 420' S. of centerline Tarasque Rd. Ext.; also SE/S Franklin Blvd	.19	D.R. 2	R.O.	D.R. 2	D.R. 2
ITEM NO. 6 J.F.O. Holding Corp. c/o John F. Oelings R-90-405; 10/10/90	SE/S Cherry Hill Rd West, and Franklin Blvd, 180' SW of Tarasque Rd	1.4152 (0.501 acre)	D.R. 2 (0.709 acre)	D.R. 5.5 D.R. 5.5	.501 acre parcel D.R. 2	D.R. 2 D.R. 5.5
			D.R. 3.5 (0.709 acre)	D.R. 5.5 D.R. 5.5	.709 acre parcel	D.R. 5.5
			D.R. 5.5 (0.225 acre)	D.R. 16	.225 acre parcel D.R. 16	D.R. 16
ITEM NO. 7 State Highway Administration R-90-406; 10/16/90 Tom Center Associates A & B Painters Hill Road	N/S I-795, 500' E. centerline Painters Hill Road	0.95	N.L.	R.R.	N.L.	R.R.
CYCLOWE/TYNGE 7/31/90						

CYCLES/ITEMS  
7/31/90